

**Mayor**

Ben White

**Mayor Pro Tem**

Ron Gay

**City Manager**

Glenn Brown

**Councilmembers**

John Crompton

James Massey

Lynn McIlhaney

Chris Scotti

David Ruesink

**Agenda****College Station City Council****Regular Meeting**

**Thursday, January 10, 2008 at 7:00 PM**

**City Hall Council Chamber, 1101 Texas Avenue**

**College Station, Texas**

1. Pledge of Allegiance, Invocation

Presentation of U.S. Flag and Certificate of Appreciation from Sgt. Mark Michel of the 509th Infantry Battalion

Presentation of Historic Home Marker #79 – 1007 Hereford Street to Mrs. Mary Hanna and family

Hear Visitors: A citizen may address the City Council on any item which does not appear on the posted Agenda. Registration forms are available in the lobby and at the desk of the City Secretary. This form should be completed and delivered to the City Secretary by 12:45 p.m. Please limit remarks to three minutes. A timer alarm will sound after 2 1/2 minutes to signal thirty seconds remaining to conclude your remarks. The City Council will receive the information, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concerns shall be directed to the City Manager.

ON BEHALF OF THE CITIZENS OF COLLEGE STATION, HOME OF TEXAS A&M UNIVERSITY, WE WILL CONTINUE TO PROMOTE AND ADVANCE THE COMMUNITY'S QUALITY OF LIFE.

**Consent Agenda**

Individuals who wish to address the City Council on a consent or regular agenda item not posted as a public hearing shall register with the City Secretary prior to the Mayor's reading of the agenda item. Registration forms are available in the lobby and at the desk of the City Secretary. The Mayor will recognize individuals who wish to come forward to speak for or against the item. The speaker will state their name and address for the record and allowed three minutes. A timer will sound at 2 1/2 minutes to signal thirty seconds remaining for remarks.

2. Presentation, possible action and discussion of consent agenda items which consists of ministerial or "housekeeping" items required by law. Items may be removed from the consent agenda by majority vote of the Council.

a. Presentation, possible action, and discussion regarding the City's amended Economic Development Incentive Guidelines.

- b. Presentation, possible action, and discussion regarding adoption of a resolution to award Contract 008-057 to Triton Technologies, Inc. in the amount of \$130,000 for the replacement of 4,000 Residential Water Meters.
- c. Presentation, possible action, and discussion regarding approval of an amendment to the Update and Support Agreement and License Agreement with Azteca Systems, Inc. approved by Council on December 9, 1999 which amends the covered products.
- d. Presentation, possible action, and discussion regarding a resolution awarding the bid and approval of a construction contract (Contract Number 08-10) with LiteCo Electric in the amount of \$339,701, for the construction of new lighting for the six (6) youth baseball fields at Southwood Athletic Complex.
- e. Presentation, possible action and discussion regarding a resolution approving consultant contract 08-090 with HDR Engineering, Inc. to provide cultural resource investigation and curation services at the Twin Oaks Landfill site, in an amount not to exceed \$107,167.00.
- f. Presentation, possible action and discussion regarding agreements between the City, Texas A&M University and TxDOT addressing University Drive Pedestrian Improvements and the extension of Discovery Drive.
- g. Bid #07-19, Contract #07-046, Presentation, possible action and discussion on the Renewal of Electric Annual Construction Contract with H&B Construction for \$1,070,893.65; and a resolution declaring intention to reimburse certain expenditures with proceeds from debt.
- h. Presentation, possible action and discussion on a bid award for the semi-annual purchase of electrical wire and cable maintained in inventory as follows: HD Supply for \$56,180.00; Stuart C. Irby for \$37,200.00; Techline for \$348,230.00; American Wire Group for \$121,320.00; Texas Electric Cooperative for \$1,440.00; Utilicor for \$640.00 and ICC Corp for \$37,950.00. Total estimated semi-annual expenditure is \$602,960.00. Bid #08-13.
- i. Presentation, possible action and discussion regarding approval of an expenditure of \$56,273.00 for construction services provided by Brazos Valley Services, to replace the collapsed culvert on Southwest Parkway between Hondo and Shadowwood Drive and approval of a construction contract for the work to be performed.
- j. Presentation, possible action, and discussion regarding a change order in the amount of \$76,145.00 to the construction contract (Contract No. 07-185) with Knife River, Inc. called Arrington Road-Decatur Drive Roadway Extension Project.

### **Regular Agenda**

Individuals who wish to address the City Council **on a regular agenda item not posted as a public hearing** shall register with the City Secretary prior to the Mayor's reading of the agenda item. The Mayor will recognize you to come forward to speak for or against the item. The speaker will state their name and address for the record and allowed three minutes. A timer will sound at 2 1/2 minutes to signal thirty seconds remaining for remarks.

Individuals who wish to address the City Council on an item **posted as a public hearing** shall register with the City Secretary prior to the Mayor's announcement to open the public hearing. The Mayor will recognize individuals who wish to come forward to speak for or against the item. The speaker will state their name and address for the record and allowed three minutes. A timer alarm will sound at 2 1/2 minutes to signal thirty seconds remaining to conclude remarks. After a public hearing is closed, there shall be no additional public comments. If Council needs additional information from the general public, some limited comments may be allowed at the discretion of the Mayor.

If an individual does not wish to address the City Council, but still wishes to be recorded in the official minutes as being in support or opposition to an agenda item, the individual may complete the registration form provided in the lobby by providing the name, address, and comments about a city related subject. These comments will be referred to the City Council and City Manager.

1. Presentation, possible action, and discussion regarding the status of the annexation process and presentation, possible action, and discussion regarding an ordinance directing staff to prepare a service plan and setting out public hearing dates and times for areas identified for annexation under the exempt status.
2. Presentation, possible action and discussion of and appointment of a chair or possibly allowing the committee to elect a chair for the 2008 CIP Citizen Advisory Committee.
3. Presentation, possible action, and discussion regarding the City's appointment to the Brazos County Appraisal District.
4. Presentation, possible action and discussion on tree protection standards in College Station.
5. Presentation, possible action, and discussion on the City of College Station's practices regarding floodplain management and greenways planning and acquisition.
6. Adjourn.

If litigation issues arise to the posted subject matter of this Council Meeting an executive session will be held.

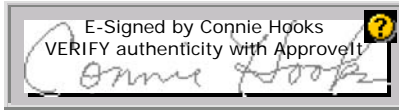
APPROVED:

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City Manager

Notice is hereby given that a Regular Meeting of the City Council of the City of College Station, Texas will be held on the Thursday, January 10, 2008 at 7:00 PM at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the 4<sup>th</sup> day of January, 2008 at 2:30 pm.



City Secretary \_\_\_\_\_

I, the undersigned, do hereby certify that the above Notice of Meeting of the Governing Body of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov) . The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on January 4, 2008 at 2:30 pm and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Notary Public – Brazos County, Texas

My commission expires: \_\_\_\_\_

The building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov) . Council meetings are broadcast live on Cable Access Channel 19.



**January 10, 2008**  
**Consent Agenda Item 2a**  
**Approval of Economic Development Guidelines**

**To:** Glenn Brown, City Manager

**From:** David Gwin, Director of Economic and Community Development

**Agenda Caption:** Presentation, possible action, and discussion regarding the City's amended Economic Development Incentive Guidelines.

**Recommendation(s):**

Staff recommends re-adoption of the City's current Section I Incentive Guidelines. Staff also recommends amendment and adoption of the City's existing Section II Incentive Guidelines to include three (3) new target development types, which are 1) Residential: Retirees, Young Professionals, and Students, 2) Mixed-Use Development, and 3) Transit-Oriented Development.

**Summary:**

In July 2004, Council approved the current joint Economic Development Guidelines as part of a cooperative and regional approach to economic development for the City and its various regional partners. The goal of these joint ED Incentive Guidelines is to provide businesses with a process that eliminates competition between Bryan and College Station and serves as a foundation for cooperative, targeted economic assistance for the region.

Combined, the attached guidelines are tailored to provide tools that the City Council may utilize to incent certain types of development which may not occur otherwise. These guidelines may also be used as a mechanism to accomplish the City's adopted fiscal policies. Procedures for consideration of incentives are comparable under both sections of the City's guidelines. The status of each section is further defined as follows:

Section I - Incentive Guidelines

Section I of the City's ED Incentive Guidelines corresponds with the Research Valley Partnership (RVP) Incentive Guidelines. These guidelines address potential investment as identified on the RVP's Target Industry List (See Page 1 of the Current ED Guidelines Attachment).

Section II - Incentive Guidelines

At the September 13, 2007 meeting, the City Council unanimously directed staff to incorporate three (3) additional target development types into Section II Incentive Guidelines; these include 1) Residential: Retirees, Young Professionals, and Students, 2) Mixed-Use Development, and 3) Transit-Oriented Development.

According to State law, in order to provide incentives to qualified economic development prospects, guidelines must be in place. State law also requires that the guidelines be readopted at least every two years.

Please keep in mind that these are guidelines only, and do not commit the City to provide any development incentives. Further, all incentive requests must ultimately be reviewed and approved by the City Council.

**Budget & Financial Summary:**

These guidelines are meant to provide direction for future economic development incentives and have no immediate financial impact on the City of College Station.

**Attachments:**

1. Incentive Guidelines - Section I
2. Incentive Guidelines - Section II – As Amended

# CITY OF BRYAN, CITY OF COLLEGE STATION, BRAZOS COUNTY THE RESEARCH VALLEY PARTNERSHIP

## ECONOMIC DEVELOPMENT GUIDELINES

Revision #7

### - HISTORICAL NOTES -

*This version of Economic Development Guidelines were approved by the RVP Board of Directors at the October 20, 1994 Board Meeting.*

*Previous Revisions to these Guidelines were approved by the RVP Board of Directors on the following dates: Revision 1 - September 21, 1995; Revision 2 - February 15, 1996; Revision 3 - September 18, 1997; Revision 4 - October 20, 1999; Revision 5 - December 11, 2002; Revision 6 – April, 2003; Revision 7 – January 19, 2005.*

## SECTION I

### I. GENERAL:

The *Guidelines* are intended to provide a general direction for the Board and staff. When negotiating with prospects, a certain amount of flexibility should be allowed for making good business decisions on projects and circumstances that fall outside the *Guidelines*.

### II. INTRODUCTION:

A. Recipients of community incentives should be, but are not required to be, on the RVP's Target Industry List:

1. Biotechnology
2. Customer support/Back office operation centers
3. Corporate headquarters operations
4. Distribution
5. Information technology
6. Manufacturing
7. Recycling and products from recycled materials
8. Value added to agriculture
9. Technology transfer
10. Research & Development Centers

B. Primary Community Incentives:

1. Tax abatement (*City of Bryan, City of College Station and Brazos County only*)
2. Developed land
3. Performance-based financial assistance (*e.g., reimbursement/payment of permanent/hard costs associated with relocation/expansion.*)
4. Brokerage fees will be paid to a broker that successfully completes a deal located in either the Business Center at College Station or the Bryan Business Park (or any other publicly owned business parks) in which free or reduced land is offered by the community. The fee shall be limited to five (5) percent of the value of the land based on the value used when modeling the economic and fiscal impact of a qualifying project.

III. **QUALIFYING STATEMENTS:**

- A. **Community Incentives**, which includes all cash incentives, will be available to qualifying existing businesses and those recruited from outside Brazos County. Both existing and new businesses must qualify for incentives based on capital investment or gross payroll added in Brazos County, and a time requirement for maintaining a physical location and conducting business in Brazos County. An existing business which meets the threshold minimum requirements for community incentives will automatically qualify for the next higher level of incentives.
- B. **Cash Incentives** will be requested from only one of the following combinations of funding entities unless extraordinary circumstances exist or in the case of incentive magnitude being so large as to necessitate consideration of a variance to this part of the *Guidelines*:
1. Brazos County Incentive Fund
  2. One City
  3. Brazos County
  4. One City and Brazos County
- C. Requests for incentives for companies relocating from one city to another in Brazos County requires both city managers be notified prior to any meetings subsequent to initial interview.
- D. Each time community incentives are used in the recruitment of new business, or in existing business expansion or retention, the recipient of the incentives will be encouraged to use local providers of goods and services.
- E. Community incentives will be offered to economic development projects that create or retain *primary jobs*. The primary term primary job means “a job that is available at a company for which 70% of the products or services of that company are ultimately exported to regional, statewide, national, or international

markets infusing new dollars into the local economy; and “ is included in one of nearly fifteen (15) different North American Industry Classification System (NAICS) sector codes.<sup>1</sup>

The NAICS sector code categories include: crop production; animal production; forestry and logging; commercial fishing; support activities for agriculture and forestry; mining; utilities; manufacturing; wholesale trade; transportation and warehousing; information; securities, commodity contracts, and other financial investments and related activities; scientific research and development services; management of companies and enterprises; and correctional institutions.<sup>2</sup>

- F. Community incentives will not be offered to retail business.
- G. All recipients of community incentives will sign mutually agreed upon performance agreements and contracts prior to receiving incentives, based on capital investment or gross payroll, in addition to a requirement for the company to maintain a physical location and conduct business in Brazos County for a specified period of time.
- H. An Economic and Fiscal Impact Analysis will be conducted for each applicant for community incentives. The community return on investment (*pay-back*) time period projected by the impact analysis will, where possible, be seven years or less and anything longer will be approved on an exception basis. Approval authorities may at their discretion require shorter return on investment time periods. Additionally, projects should provide a 6 percent Internal Rate of Return to the community.
- I. A health and environmental risk assessment will be conducted for each applicant for community incentives as requested by the RVP Board or a funding entity.
- J. Community Incentive Proposals shall be presented in a standard format including all *Guideline* requirements.

After presentation of Community Incentive Proposals to a prospect, the prospect will have a specified period of time in which to respond with acceptance, rejection, or suggested changes to the proposal. When feasible, the time period will be 30 days. The proposal will become null and void if not acted upon by the prospect within the specified time period unless an extension of time for good cause is granted by the RVP or appropriate funding entity.

The Board of Directors will consider the minimum hourly wage level and benefits when determining incentives for companies.

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<sup>1</sup> TEX> REV. CIV. STAT. ANN. Art.5190.6, § 2(17).

<sup>2</sup> *Id.*

## **DUE DILIGENCE**

- A. Due diligence will be required of each prospect for community incentives as follows:
1. Business Plan to include, but not be limited to, Executive Summary, company history, historical and pro forma financial information and company principal(s) resumes.
  2. Economic and Fiscal Impact Analysis (*County, city and school district*) a copy of which will be sent to the Board. The Economic Impact Analysis may be waived where cumulative cash flow outlays from the Development Fund are \$100,000 or less.
  3. Health and environmental risk assessment at the request of the RVP Board and/or one or more of the funding entities.
  4. Statements or suitable evidence of credit worthiness.
  5. Contract description (*real estate lease, purchase, build-to-suit, etc.*)
  6. Executive Summary outlining major factors and impacts, both positive and negative, on the community with emphasis on taxing authorities.
- B. Due diligence packages will be reviewed and recommendations will be made to the appropriate decision-making authority following the process noted in V. Section B, below.

## **PROPOSAL PRESENTATION**

- A. Presentations to the appropriate approval authorities will be preceded by the following steps for each prospect seeking community incentives:
1. Project introduction Description of company (*name if possible*), product, capital investment, gross payroll, size of building, acreage, etc.
  2. Progress report and preliminary proposal Due diligence report and preliminary proposal for community incentives.
  3. Final proposal and presentation for decision Economic and Fiscal Impact Analysis, health and environmental risk assessment, further due diligence and final incentives proposal.
- B. No prospect report or proposal will be submitted to a decision-making authority without being first reviewed and approved by all preceding authorities. Proposals, impact analyses, and other materials related to the decision-making process will be delivered to the appropriate individuals at least two days prior to the meeting at which decisions are to be made regarding the proposal. A typical prospect presentation and approval process will flow as follows:
1. RVP Staff to...
  2. RVP Executive Committee to
  3. RVP Board of Directors to
  4. City Council(s) and/or Commissioners Court.

- C. Prior to presenting the Board of Directors with a Community Incentive Proposal for approval, an Executive Summary of such proposal in standardized format will be prepared and sent to Board members in the Board package prior to the Board meeting.

### **APPROVAL AUTHORITY**

- A. Authority to approve projects for receipt of cash from the Brazos County Incentive Fund will be vested as follows:

1. Up to \$10,000 ..... RVP President/CEO and Chairman
2. \$10,001 through \$25,000..... RVP Executive Committee\*
3. \$25,001 through \$100,000..... RVP Board
4. . Over \$100,000..... The appropriate city council(s) and/or Commissioners' Court. Tax abatement and free or reduced cost land transactions can be approved only at this level. The Bryan Business Council (BBC) must approve all transactions pertaining to land owned by the BBC and the College Station City Council must approve all transactions pertaining to land owned by the City of College Station.

\* *NOTE: The Executive Committee is authorized, under circumstances they deem appropriate, to poll the Board on decisions by fax, e-mail, or other written means and to receive hard copy vote.*

## PRIMARY COMMUNITY INCENTIVES

### TAX ABATEMENT

The following will be used as *Guidelines* for tax abatement:

<b>YEAR</b>	<b>CAPITAL INVESTMENT</b> \$2,000,000 to \$4,000,000 or <b>GROSS PAYROLL</b> \$250,000 to \$1,000,000	<b>CAPITAL INVESTMENT</b> \$4,000,001 to \$8,000,000 or <b>GROSS PAYROLL</b> \$1,000,001 to \$2,500,000	<b>CAPITAL INVESTMENT</b> \$8,000,001+ or <b>GROSS PAYROLL</b> \$2,500,001+
<b>1</b>	70%	70%	70%
<b>2</b>	50%	60%	70%
<b>3</b>	30%	50%	60%
<b>4</b>	20%	40%	50%
<b>5</b>	10%	30%	40%
<b>6</b>	0%	20%	30%
<b>7</b>	0%	10%	20%
<b>8</b>	0%	0%	10%

Requests for tax abatement will **not** be made to either College Station Independent School District or Bryan Independent School District.

### PERFORMANCE-BASED FINANCIAL ASSISTANCE AND LAND

The following will be used as *Guidelines* for performance-based financial assistance:

<b>ASSISTANCE CATEGORY</b>	<b>CAPITAL INVESTMENT</b> \$2,000,000 to \$4,000,000 or <b>GROSS PAYROLL</b> \$250,000 to \$1,000,000	<b>CAPITAL INVESTMENT</b> \$4,000,001 to \$8,000,000 or <b>GROSS PAYROLL</b> \$1,000,001 to \$2,500,000	<b>CAPITAL INVESTMENT</b> \$8,000,001+ or <b>GROSS PAYROLL</b> \$2,500,001
<b>Performance Based</b>	\$15,000 to \$40,000	\$40,001 to \$65,000	\$65,001 to negotiable
<b>Acres of Land</b>	Up to three (3)	Up to five (5)	Negotiable



## **OTHER COMMUNITY INCENTIVES**

There can be other community incentives made available based on the nature, needs, quality and magnitude of the prospect.

## **SMALL BUSINESS PROGRAM**

The Board of Directors recommends adoption of a small business program for existing companies that don't meet the base requirements listed above.

To qualify for this program companies must meet the RVP's Targeted Industries requirements listed above and shall successfully complete the required due diligence process.

This temporary program shall run from January 1, 2003 through December 31, 2003.

This program will offer cash in-lieu of tax abatements for qualifying companies and the maximum amount of relief offered will not exceed \$15,000. Given the \$15,000 maximum, the RVP's Executive Committee will approve or disapprove projects presented under this program.

The RVP Board of Directors has established a \$75,000 annual cap for projects under this category. Requests for funds above this level will be approved by the Board of Directors.

# CITY OF BRYAN AND CITY OF COLLEGE STATION

## ECONOMIC DEVELOPMENT GUIDELINES

June 24, 2004

### SECTION II

#### ***ECONOMIC DEVELOPMENT PROGRAM GUIDELINES***

#### ***FOR NON-INDUSTRIAL, NON-MANUFACTURING DEVELOPMENT***

### **INTRODUCTION**

#### **I. RECIPIENTS:**

Recipients of community incentives must be on the City of Bryan and City of College Station Target List:

- Retail that:
  - meets the Primary Community Incentive Guidelines thresholds, or
  - fills leakage gaps; or
  - is entertainment related; or
  - fulfills specific development goals established by the City
- Tourism development
- Commercial/Specialized development
- Historical/Arts development
- Redevelopment
- Special district development
- **RESIDENTIAL – RETIREES, YOUNG PROFESSIONALS, AND STUDENTS**
- **MIXED-USE DEVELOPMENT**
- **TRANSIT-ORIENTED DEVELOPMENT**

#### **II. PRIMARY INCENTIVES:**

Primary Incentives may include:

- Public utility infrastructure installation or reimbursement for
- Public road and drainage infrastructure installation or reimbursement for; other public improvements (ex: traffic signals, upgrade of sidewalks, enhanced landscaping, etc)
- Waiver of municipal development fees and permits

*NOTE: THIS DOCUMENT IS FOR GUIDELINE PURPOSES ONLY. THE CITIES AND OTHER ENTITIES RESERVE THE RIGHT TO ANALYZE PROSPECTS ON A CASE-BY-CASE BASIS AND AUTHORIZE INCENTIVES TO THE EXTENT ALLOWED BY LAW.*

- One-stop, expedited municipal permitting
- Over sizing infrastructure
- Other incentives tailored to specific needs may be available on a case-by-case basis

### **III. PERFORMANCE BASED COMMUNITY ASSISTANCE/INCENTIVES:**

Performance Based Community Assistance/Incentives may include any of the following incentives:

- Tax abatement
- Developed or raw land
- Reimbursement for specified costs (example: demolition costs)
- Public Improvement Districts (Chapter 372 LGC), Municipal Management Districts (Chapter 375 LGC), Tax Increment Reinvestment Zones (Chapter 312 Tax Code), and other special districts

**See attached table which outlines Recipient Qualifications for Incentives and Primary Community Incentives/Assistance that may be granted.**

## **QUALIFYING STATEMENTS**

### **QUALIFYING BUSINESSES**

Community incentives may be available to qualifying businesses. A business may qualify for incentives if the business creates new capital investment, gross payroll, sales tax, or is a redevelopment of an existing commercial development. A business may also qualify for incentives if it meets or exceeds established goals for special districts. Requests by existing local businesses that qualify for incentives will be given special consideration.

*Please see Primary Community Incentive Guidelines table.*

### **PERFORMANCE AGREEMENTS**

All recipients of community incentives will sign a performance agreement and any other contracts required by the applicable taxing entities based on specific performance based criteria.

### **IMPACT ANALYSIS**

An economic and fiscal impact analysis will be conducted for each applicant for community incentives. The community pay-back period projected by the impact analysis will, in most cases, be less than two (2) years, unless otherwise authorized by the respective City Council.

### **EXPIRATION OF INCENTIVE OFFER**

The prospect must respond to the written proposal within 60 days from the date of receipt of the proposal. The prospect may accept, reject or request changes to the proposal. The proposal will

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become null and void if no written response is submitted within the specified time period. The prospect may request an extension of time before the deadline.

## **DUE DILIGENCE & PROPOSAL PRESENTATION**

In order to meet the due diligence requirement, the following information must be provided:

- Company information, prior projects, and company principal(s)
- Financial information or financial guarantee
- Fiscal and economic impact analysis (City)
- Contract description/copy, if applicable (real estate lease, purchase, build-to-suit, banking and financial arrangements, etc.)
- Incentives Application
- Project summary document including: Project information, developer request and proposed city incentives, policy objective, company contributions, applicable attachments
- Corporate status

## **PROPOSAL PRESENTATION**

No prospect report or proposal will be submitted to the City Council without being first reviewed by the Bryan Business Council or College Station economic development organization/corporation, if applicable. Proposals, impact analyses, and other materials related to the decision-making process will be delivered to the appropriate individuals at least five days prior to the meeting at which decisions are to be made regarding the proposal. A typical prospect presentation and approval process will flow as follows:

College Station:

1. City of College Station staff, to...
2. College Station Economic Development Board/Corp., if applicable, to...
3. College Station City Council

Bryan:

1. City of Bryan Staff, to...
2. Bryan Business Council, if applicable, to...
3. Bryan City Council

## **APPROVAL AUTHORITY**

Authority to approve projects for receipt of City community incentives will be vested as follows:

- Cost up to City Council authorized city manager expenditure limits - City Manager
- Cost over City Council authorized city manager expenditure limits - The City Council

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The Bryan City Council or College Station City Council, as applicable, must approve all transactions pertaining to land and tax abatement. The City Councils may receive advisory recommendations from the Bryan Business Council or the College Station economic development board/organization, as applicable.

The Bryan Business Council may expend its funds and provide incentives as determined by the Board.

## **TRACKING**

Compliance with Performance Agreement Provisions will be tracked as follows (if applicable):

**CAPITAL INVESTMENT:** Proof of capital investment may be required in one or all of the following ways:

- Appraisal District certifications will be reviewed by the city staff. Certification levels should be approximately 80% or greater of projected capital investment; and/or
- Certification of capital investment by the company's Certified Public Accountant; and/or
- Certification by project engineer and proof of payments for construction, infrastructure, landscaping, etc.

**ANNUAL PAYROLL:** Texas Workforce Commission reports will be utilized by city staff to determine employment compliance.

**SALES TAX:** Economic Development Agreements may include a provision requiring recipients of incentives to provide an annual certification of sales tax or such reports may be made available through the State Comptroller's Office.

## **DEFAULT**

Sufficient controls will be established in Economic Development Agreements to protect the City in its investment. In event of default, the City will enforce its Economic Development Agreements.

Where feasible, incentives will not be paid until a Certificate of Occupancy has been issued.

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## **PRIMARY COMMUNITY INCENTIVES GUIDELINES**

The following will be used as *Guidelines* for incentives:

Threshold			Other Incentives			Primary Incentives
Annual Local Sales Tax Generation OR	Capital Investment OR	Annual Payroll	Reimbursement for Specified Costs	Tax Abatement Schedule - Maximum Considered	Land	See Intro.- Section 2
Redevelopment Projects Only	\$250,000 to \$1,000,000	\$75,000 to \$250,000	Negotiable	Considered	N/A	Tailored to Project
\$50,000 to \$150,000	\$1,000,001 to \$2,000,000	\$250,001 to \$1,000,000	Up to \$15,000	Considered	N/A	Tailored to Project
\$150,001 to \$300,000	\$2,000,001 to \$3,500,000	\$250,000 to \$1,000,000	\$15,001 - \$40,000	Considered	Considered	Tailored to Project
\$300,001 to \$400,000	\$3,500,001 to \$5,000,000	\$1,000,001 to \$2,500,000	\$40,001 - \$65,000	Considered	Considered	Tailored to Project
Over \$400,000	Over \$5,000,001	Over \$2,500,000	Negotiable	Considered	Considered	Tailored to Project

**NOTE: Requests for tax abatement will not be made to the Bryan Independent School District or the College Station Independent School District.**

**NOTE: Financial assistance for projects located in special and overlay districts will be considered on an individual basis with emphasis placed on District goals.**

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**January 10, 2008**  
**Consent Agenda Item 2b**  
**Replacement of Residential Water Meters**

**To:** Glenn Brown, City Manager

**From:** David Coleman, Director of Water Services.

**Agenda Caption:** Presentation, possible action, and discussion regarding adoption of a resolution to award Contract 008-057 to Triton Technologies, Inc. in the amount of \$130,000 for the replacement of 4,000 Residential Water Meters.

**Recommendation:** Staff Recommends Council adopt this resolution.

**Summary:** On Dec 13, 2007 City Council approved the purchase of 4,000 water meters, and this contract will provide the installation of those water meters. Many of the City's water meters have exceeded their service life, which causes them to register less water consumption than actual, which results in lost revenue. The Water Services Department is initiating a Meter Replacement Program to replace water meters on a seven-year cycle, to minimize lost revenue. Financial projections, which include replacing the oldest water meters first, show that this program will break even at the end of the second year, and at the end of the seventh year will have generated approximately \$5 million in additional revenue at cost of just over \$2 million.

If this contract is approved, customers will be notified when their water meter is replaced, so they will understand if they see an increase in their billed water usage.

**Budget & Financial Summary:** Invitation to Bid 08-06 received three qualified bids, and Triton is the low responsive, responsible bidder. Funds for this contract are available in the Water Fund.

**Attachments:**

Resolution  
Bid tabulation

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, APPROVING A CONSTRUCTION CONTRACT FOR THE INSTALLATION OF RESIDENTIAL WATER METERS PROJECT AND AUTHORIZING THE EXPENDITURE OF FUNDS.**

WHEREAS, the City of College Station, Texas, solicited bids for the installation of 4,000 residential water meters; and

WHEREAS, the selection of Triton Technologies, Inc. is being recommended as the lowest responsible bidder for the construction services related to the installation of 4,000 residential water meters Project; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the City Council hereby finds that Triton Technologies, Inc. is the lowest responsible bidder.

PART 2: That the City Council hereby approves the contract with Triton Technologies Inc. for \$130,000.00 for the labor, materials and equipment required for the installation of 4,000 residential water meters Project.

PART 3: That the funding for this Contract shall be as budgeted from the Water Fund, in the amount of \$130,000.00

PART 4: That this resolution shall take effect immediately from and after its passage.

ADOPTED this tenth day of January, A.D. 2008.

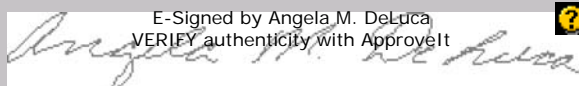
ATTEST:

APPROVED:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
MAYOR

APPROVED:

E-Signed by Angela M. DeLuca  
VERIFY authenticity with ApproveIt  


\_\_\_\_\_  
City Attorney



**INSTALLATION OF WATER METERS  
WATER DIVISION  
BID TABULATION #08-06**

15-Nov-07

				Triton Water Technologies		Elliott Construction		Gilbert's Utility & Concrete	
Item				Unit	Total	Unit	Total	Unit	Total
No.	Qty.	Unit	Description	Price	Price	Price	Price	Price	Price
1	4000	ea.	Installation of water meters	\$ 32.50	\$ 130,000.00	\$ 48.00	\$ 192,000.00	\$ 58.00	\$ 232,000.00

**January 10, 2008**  
**Consent Agenda Item 2c**  
**Amendment to Azteca Systems, Inc. License and Update and Support**  
**Agreements**

**To:** Glenn Brown, City Manager

**From:** Ben Roper, Information Technology Director

**Agenda Caption:** Presentation, possible action, and discussion regarding approval of an amendment to the Update and Support Agreement and License Agreement with Azteca Systems, Inc. approved by Council on December 9, 1999 which amends the covered products.

**Recommendation(s):** Staff recommends approval.

**Summary:** This software (Cityworks) is a work order management system used in Public Works and being implemented in the Water Services Department. These amendments simply redefine the number of licenses we own and the number of licenses covered under our annually paid support. Council approved the purchase of additional Cityworks licenses at the November 19, 2007 meeting (Consent Item 2.c.). The update and support amendment states the new update and support fees based on the additional licenses purchased.

**Budget & Financial Summary:** Funds for support of licenses owned prior to the November 27, 2007 approved purchases, in the amount of \$7,545, are included in the Information Technology Department's operating budget. Additional funds, in the amount of \$16,335, will be requested through an SLA in the FY09 budget process.

**Attachments:**

Amendment to Update and Support Agreement with Azteca Systems, Inc.  
Amendment to the License Agreement with Azteca Systems, Inc.

Azteca Systems, Inc.  
11075 South State St.  
Suite 24  
Sandy, Utah  
84070



Phone: (801) 523-2751  
FAX (801) 523-3734  
Email: [azteca@azteca.com](mailto:azteca@azteca.com)  
<http://www.azteca.com>

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**AMENDMENT #2**  
**CITYWORKS® SOFTWARE LICENSE AGREEMENT**  
**Contract No. C113399**

By accepting this order both parties agree to amend the Cityworks Software License Agreement Contract No. **C113399** between the **City of College Station, TX** (Licensee) and **Azteca Systems, Inc.** dated 1/6/2000, which is incorporated herein by reference, to include the below software licenses, which are hereby licensed under the same terms and conditions.

**Description of Licenses:**

Cityworks Desktop and/or Anywhere – 8 Named Licenses (new)  
(Total Desktop/Anywhere Licenses – 21 Named)  
Cityworks Storeroom – 2 Named Licenses

Initial PSH

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective, valid, and binding upon the parties as of the date below as executed by their duly authorized representatives.

**Azteca Systems, Inc.**

**CITY OF COLLEGE STATION**

By: Peter S. Hristov  
Printed Name: Peter S. Hristov  
Title: C.F.O.  
Date: 12-26-07

By: \_\_\_\_\_  
Mayor  
Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
City Secretary  
Date: \_\_\_\_\_

**APPROVED:**

\_\_\_\_\_  
City Manager  
Date: \_\_\_\_\_

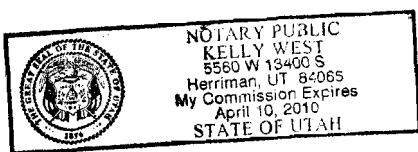
Angela M DeLuca  
City Attorney  
Date: \_\_\_\_\_

\_\_\_\_\_  
Chief Financial Officer  
Date: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF Utah )  
COUNTY OF Salt Lake )

This instrument was acknowledged before me on the 26 day of December, 2007, by Peter S. Hristov in (his/her) capacity as CEO of Azteca Systems, Inc., a Utah corporation, on behalf of said corporation.



Kelly West  
Notary Public in and for  
the State of Utah

STATE OF TEXAS )  
COUNTY OF BRAZOS )

ACKNOWLEDGMENT

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, by RON SILVIA, in the capacity as Mayor of the City of College Station, a Texas home-rule municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public in and for  
The state of Texas

Azteca Systems, Inc.  
11075 South State St.  
Suite 24  
Sandy, Utah  
84070



Ph. (801) 523-2751  
FAX (801) 523-3734  
Email: azteca@azteca.com  
Web: http://www.azteca.com

---

**AMENDMENT #2**  
**CITYWORKS® UPDATE & SUPPORT AGREEMENT**  
**Contract No. U113399**

By accepting this order both parties agree to amend the Cityworks Update & Support Agreement Contract No. **U113399** between the **City of College Station, TX** (Licensee) and Azteca Systems, Inc. dated 1/6/2000, which is incorporated herein by reference, to include the above update and support agreement. Azteca Systems and the User have previously entered into an amended update and support agreement (Amendment #1) with respect to use of Cityworks® software, dated 11/20/2006. User again desires to amend the software Update & Support services from Azteca Systems Contract No. U113399, with respect to such Software, to delete subsections 8.2 through 8.6 of Section 8. IDENTIFICATION AND AMOUNTS and replace with the following:

**8. IDENTIFICATION AND AMOUNTS**

8.2 User Agreement: Between Azteca Systems and the User dated:

(a) Effective Date of Amendment: 11/21/2007

Initial PSH

(b) Fee for Existing Update & Support period:

\$ 4,715.00 (US)

Initial PSH

(c) Renewal Fee for all licenses for successive Update & Support periods

starting 6/1/2008:

\$ 21,050.00 (US)

Initial PSH

8.3 (a) Description of Covered Software:

**Cityworks Desktop and/or Anywhere – 8 named licenses (new as of 2007)**  
**(Total Desktop/Anywhere Licenses – 21 Named)**  
**Cityworks Storeroom – 2 Named Licenses**

Initial PSH

To amend Section 1.4 “Covered Software” to include Section 8.3 (a) as noted above.

All other provisions of Contract No. U113399 will remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective, valid, and binding upon the parties as of the date below as executed by their duly authorized representatives.

**Azteca Systems, Inc.**

By: Peter S. Hristov  
Printed Name: Peter S. Hristov  
Title: C.F.O.  
Date: 12-26-07

**CITY OF COLLEGE STATION**

By: \_\_\_\_\_  
Mayor  
Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
City Secretary  
Date: \_\_\_\_\_

**APPROVED:**

\_\_\_\_\_  
City Manager  
Date: \_\_\_\_\_

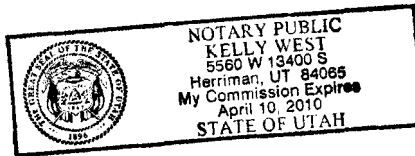
Angela M DeLuca  
City Attorney  
Date: \_\_\_\_\_

\_\_\_\_\_  
Chief Financial Officer  
Date: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF Utah )  
COUNTY OF Salt Lake )

This instrument was acknowledged before me on the 26 day of December, 2007, by Peter S. Hristov in (his) her capacity as CEO of Azteca Systems, Inc., a Utah corporation, on behalf of said corporation.



Kelly West  
Notary Public in and for  
the State of Utah

STATE OF TEXAS )  
COUNTY OF BRAZOS )

ACKNOWLEDGMENT

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, by RON SILVIA, in the capacity as Mayor of the City of College Station, a Texas home-rule municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public in and for  
The state of Texas



**January 10, 2008**  
**Consent Agenda Item 2d**  
**Construction Contract #08-10 for New Lighting for the Youth Baseball Fields in**  
**Southwood Athletic Park**

**To:** Glenn Brown, City Manager

**From:** Eric Ploeger, Acting Director, Parks and Recreation Department

**Agenda Caption:** Presentation, possible action, and discussion regarding a resolution awarding the bid and approval of a construction contract (Contract Number 08-10) with LiteCo Electric in the amount of \$339,701, for the construction of new lighting for the six (6) youth baseball fields at Southwood Athletic Complex.

**Recommendation(s):** Staff recommends approval of the resolution and award of the construction contract with LiteCo Electric for the construction of new lighting for the six (6) youth baseball fields in Southwood Athletic Park. One of the insurance requirements of the City's Construction Contract has not been met by this contractor. The requirement is that the required proof of insurance state that the insurance company will notify the city of any cancellation of the insurance within thirty (30) days of that occurrence. This particular insurance company has chosen not to meet this standard. LiteCo has the required insurance, but their insurance company has chosen not to meet the standard by stating that they will notify the city within thirty (30) days in all cases, except non-payment.

LiteCo has successfully completed numerous athletic lighting projects for the city of College Station over the last ten years. They have also been very competitive bidders on this type of project. For these reasons, staff is recommending waiver of the notification requirement and acceptance of the bid. Staff will also work to alleviate the difficulty in gaining compliance with this requirement.

**Summary:** This item will construct new lighting systems for the six (6) youth baseball fields in Southwood Athletic Park. The current lights have deteriorated over time and do not meet the earlier standard that they once met. The current lighting was installed in the early 1980's. The light intensity requirement for these fields has increased to a higher standard, which the new lights will exceed. This is a safety issue that also will be addressed with the new system. This includes the single alternate that includes a Sky Logix Control Panel that will enable these lights to work with the Department's remote control system.

The new system will include new poles, lights, and wiring. Staff will work with the contractor and Little League to minimize the impact on league schedules.

**Budget & Financial Summary:** Three (3) sealed, competitive bids were received and opened on November 26, 2007. The bid summary is attached. Funds are available and budgeted in the FY 2008 Capital Projects fund, in the amount of \$400,000.

**Attachments:**

- 1) New Lighting for Youth Baseball Fields in Southwood Athletic Park Resolution
- 2) New Lighting for Youth Baseball Fields Bid Summary
- 3) Southwood Athletic Park Location Map

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, APPROVING A CONSTRUCTION CONTRACT, #08-10, FOR NEW LIGHTS FOR THE YOUTH BASEBALL FIELDS IN SOUTHWOOD ATHLETIC PARK CONSTRUCTION PROJECT, PROJECT NUMBER PK 0801, AND AUTHORIZING THE EXPENDITURE OF FUNDS.

WHEREAS, the City of College Station, Texas, solicited bids for the construction phase of new lights for the Youth Baseball Fields in Southwood Athletic Park Construction Project; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the City Council hereby finds that LiteCo Electric, is the lowest responsible bidder.

PART 2: That the City Council hereby approves the contract with LiteCo Electric, in the amount of \$339,701 for the labor, materials, and equipment required for the Construction of New Lights for the Youth Baseball Fields in Southwood Athletic Park Construction Project.

PART 3: That the funding for this contract shall be as budgeted from the Parks Capital Improvement Projects Fund in the amount of \$339,701.

PART 4: That this resolution shall take effect immediately from and after its passage.

ADOPTED this the 10<sup>th</sup> day of January 2008.

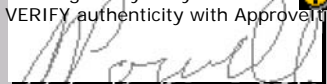
ATTEST:

APPROVED:

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
MAYOR

APPROVED:

E-Signed by Mary Ann Powell  
VERIFY authenticity with ApproveIt  


\_\_\_\_\_  
CITY ATTORNEY

**City of College Station  
Bid Tabulation**

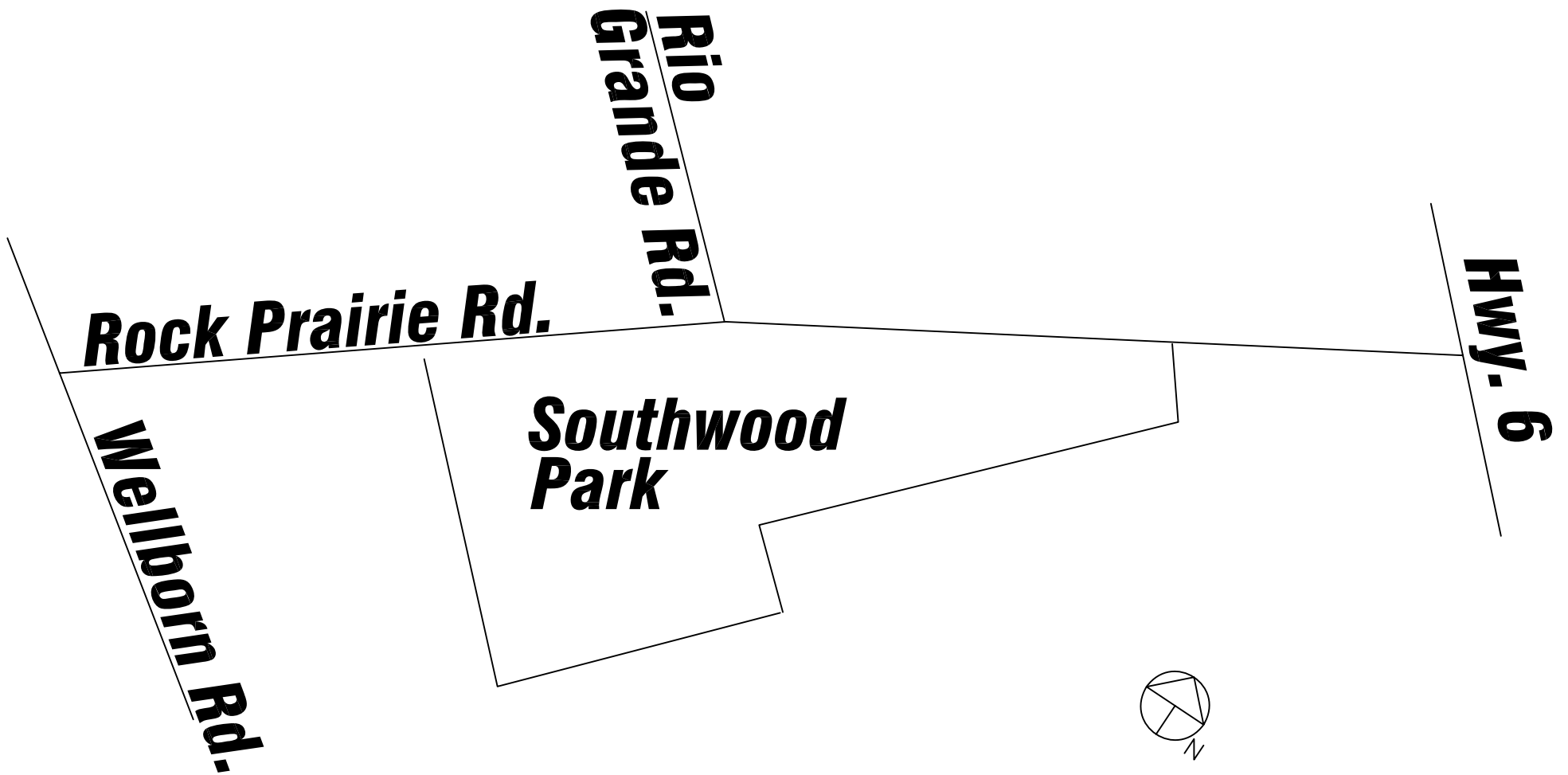
**BID TAB FOR: Southwood Ball Field Lighting Renovation  
DEPARTMENT: Parks and Recreation  
BID: 08-10**

11/26/07

Qty	Unit Meas.	Description	Liteco Electric, Inc. Bellville, TX	College Station Elec. Bryan, TX	Bayer Electric Const. Bryan, TX
			Item Total	Item Total	Item Total
		<b>Southwood Ball Field Lighting</b>			
1	Lot	Base Bid - Southwood Ball Field Lighting	\$333,401.00	\$456,600.00	\$465,500.00
1	Lot	Base Bid - Sky Logic Control System	\$6,300.00	\$7,260.00	\$9,000.00
		<b>Total Bid Price</b>	<b>\$339,701.00</b>	<b>\$463,860.00</b>	<b>\$474,500.00</b>

Total Number of Calendar Days to Completion	90	N/A	150
Number of Addenda Acknowledged	2	2	2
Bid Bond	Y	Y	Y
Bid Certification Page	Y	Y	Y

☐ Staff Award Recommendation



# ***Southwood Park Location Map***

**January 10, 2008**  
**Consent Agenda Item 2e**  
**Twin Oaks Landfill Cultural Resource Investigation and Curation Services**

**To:** Glenn Brown, City Manager

**From:** Mark Smith, Director of Public Works

**Agenda Caption:** Presentation, possible action and discussion regarding a resolution approving consultant contract 08-090 with HDR Engineering, Inc. to provide cultural resource investigation and curation services at the Twin Oaks Landfill site, in an amount not to exceed \$107,167.00.

**Recommendation(s):** Staff recommends approval of the resolution and award of the consultant contract 08-090 to HDR Engineering, Inc. to provide cultural resource investigation and curation services at the Twin Oaks Landfill site, in an amount not to exceed \$107,167.00.

**Summary:** This consultant contract is necessary to meet Texas Historical Commission mitigation requirements for an archaeological site at the new landfill on State Highway 30. The new landfill site will be constructed south of SH 30 and Alum Creek in Grimes County, Texas. Because this site contains wetlands that will be disturbed during construction, BVSWMA is required by the U.S. Army Corps of Engineers to obtain a Clean Water Act, Section 404 Individual Permit. Permit issuance requires the approval of several state and federal agencies, including the Texas Historical Commission.

The Commission required that the landfill site undergo archeological testing before permit approval. Testing revealed the presence of a site (41GM410) within the landfill footprint that contained the remains of a one-room frame house that was built in the 1870's. Numerous artifacts were found at the site, and it is recommended for inclusion in the National Register of Historic Places and as a State Archeological Landmark.

BVSWMA must conduct a cultural resource investigation at the site and curate all artifacts recovered before fill sector construction can begin. The investigation will take approximately 45 days, and HDR Engineering will perform management and coordination services as the prime contractor for technical archeological services to be performed by AR Consultants, Inc., a subcontractor.

Copies of the Consultant Contract and the Archeological Testing Report of Site 41GM410 and 41GM412 Grimes County, Texas are available for review in the City Secretary's Office.

**Budget & Financial Summary:** Funding for this Project was not included in the FY08 in the BVSWMA Capital Improvements Fund. A budget amendment at a future date will be necessary to include the cost in the FY08 BVSWMA CIP Fund. As BVSWMA is funded through an inter-local agreement, both the Cities of Bryan and College Station are sharing the cost of this project.

**Attachments:**

1. Resolution

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, SELECTING A LAND SURVEYOR CONTRACTOR, APPROVING A CONSULTANT CONTRACT AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR CULTURAL RESOURCE INVESTIGATION AND CURATION SERVICES FOR THE TWIN OAKS LANDFILL PROJECT.**

WHEREAS, the City of College Station, Texas, desires to engage the services of a Cultural Resource Investigator and Curator for the Twin Oaks Landfill Project; and

WHEREAS, the selection of HDR Engineering, Inc. is being recommended as the most highly qualified provider of the Cultural Resource Investigation and Curation Services; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the City Council hereby finds that HDR Engineering, Inc. is the most highly qualified provider of the Cultural Resource Investigation and Curation Services for the Twin Oaks Landfill Project on demonstrated competence and qualifications.

PART 2: That the City Council hereby approves the contract with HDR Engineering, Inc. for an amount not to exceed \$107,167.00 for Cultural Resource Investigation and Curation Services related to the Twin Oaks Landfill Project.

PART 3: That the funding for this project shall be as budgeted from the BVSWM Capital Improvement Project Funds in the amount of \$107,167.00.

PART 4: That this resolution shall take effect immediately from and after its passage.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2008.

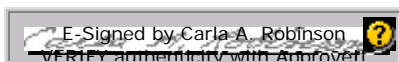
ATTEST:

APPROVED:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Mayor

APPROVED:



\_\_\_\_\_  
City Attorney

**January 10, 2008**  
**Consent Agenda Item 2f**  
**University Drive Pedestrian Improvements**  
**Discovery Drive Extension**

**To:** Glenn Brown, City Manager

**From:** Mark Smith, Director of Public Works

**Agenda Caption:** Presentation, possible action and discussion regarding agreements between the City, Texas A&M University and TxDOT addressing University Drive Pedestrian Improvements and the extension of Discovery Drive.

**Recommendation(s):** Staff recommends authorizing that that TxDOT will design and construct pedestrian improvements on University Drive and agreeing that the City will construct an extension to Discovery Drive on the Texas A&M campus.

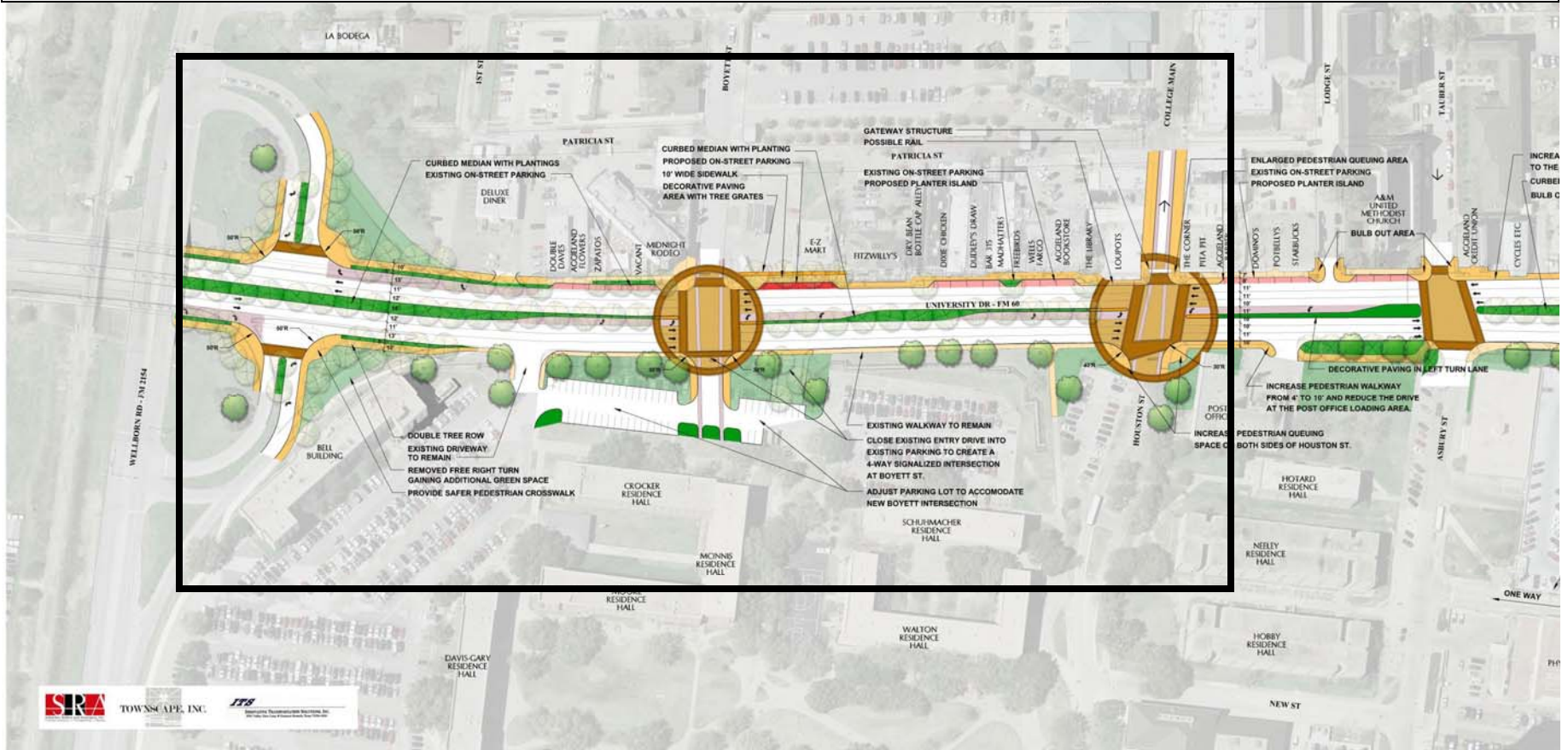
**Summary:** The Texas Department of Transportation has agreed to pay for the design and construct Phase I of pedestrian improvements planned by the City on University Drive between Wellborn Road and College Main. In exchange, the City will agree to construct an extension to Discovery Drive north of University Drive to serve the new TIP facility at the A&M Research Park where the City of College Station is a significant funding partner. This arrangement allows TxDOT to fulfill a commitment by the State to make infrastructure improvements at the A&M research park and it accomplishes the pedestrian improvements in Northgate approved by the voters in 2003.

**Budget & Financial Summary:** The two projects have roughly the same value. The City's commitment to improvements will not exceed \$2,000,000. A future budget adjustment will be brought back to the City Council at a future meeting. The funds for the University Drive Pedestrian Improvements were put together from several sources be moved to the Discovery Drive Extension project as part of this future budget adjustment.

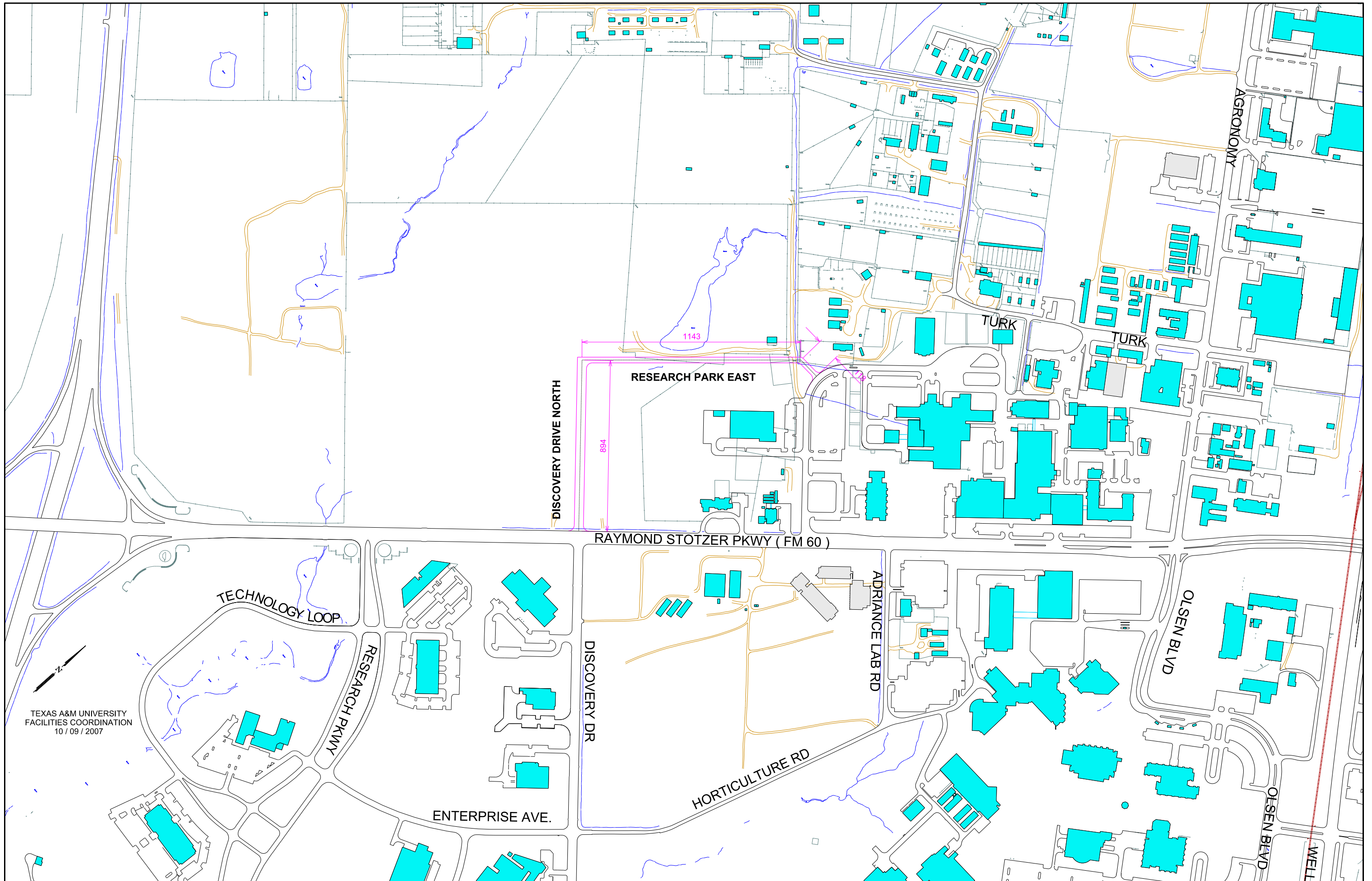
**Attachments:**

1. Pedestrian Improvements Map
2. Discovery Extension Location Map
3. Commitment Letter from TxDOT

# Northgate Pedestrian Improvements







TEXAS A&M UNIVERSITY  
FACILITIES COORDINATION  
10 / 09 / 2007

RESEARCH PARK EAST

RAYMOND STOTZER PKWY ( FM 60 )

TECHNOLOGY LOOP

RESEARCH PKWY

ENTERPRISE AVE.

DISCOVERY DR

HORTICULTURE RD

ADRANCE LAB RD

OLSEN BLVD

OLSEN BLVD

AGROMONY

TURK

TURK

WELL



1300 N TEXAS AVE • BRYAN TX 77803-2760 • (979) 778-2165

October 29, 2007

The Honorable Ben White  
Mayor, City of College Station  
P.O. Box 9960  
College Station, Texas 77842

OCT 30 2007  
*Hand-Delivered*

UNIVERSITY DRIVE (FM 60) PEDESTRIAN IMPROVEMENT PROJECT PHASE I

Dear Mayor White:

As your staff and mine have previously discussed, I am committed to a construction project for the rehabilitation of University Drive between FM 2154 (Wellborn Road) and Boyett Street. This work may consist of paving, drainage, sidewalks and other pedestrian elements, traffic signals, landscaping and pavement markings and markers to achieve the first elements of the City's *University Drive Pedestrian Improvements Master Plan*. The State has responsibility for the performance of architectural and engineering services for this construction project.

The Texas Department of Transportation (TxDOT) will develop engineering plans in accordance with the State's *Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges*, and the special specifications and special provisions related thereto. TxDOT will ensure that the plans for and the construction of this project are in compliance with the Texas Accessibility Standards issued by the Texas Department of Licensing and Regulation, under the Architectural Barriers Act, Article 9102, Texas Civil Statutes.

TxDOT will advertise for construction bids, issue bid proposals, receive and tabulate the bids and award and administer the contract for construction of the Project. In the event the low bid for the Project exceeds the intended maximum construction cost of \$2,000,000.00, the State reserves the right to reject all bids, redesign the project to reduce the estimated construction cost, and re-let the project. TxDOT's administration of the contract includes the responsibility for construction engineering and for issuance of any change orders, supplemental agreements, amendments, or additional work orders, which may become necessary subsequent to the award of the construction contract.

I appreciate the City of College Station's cooperation in the development of this project. Please do not hesitate to call me with any questions.

Sincerely,

**Original Signed By**  
**Bryan Alan Wood, P.E.**

Bryan Alan Wood, P.E.  
District Engineer

cc: Mr. Glenn Brown, City Manager, City of College Station

*copy: Amy Childers*  
*Groy Rether, Mark Smith*

**January 10, 2008**  
**Consent Agenda Item 2g**  
**Renewal of Electric Annual Construction Contract**

**To:** Glen Brown, City Manager

**From:** David Massey, Director of College Station Electric Utilities Department

**Agenda Caption:** Bid #07-19, Contract #07-046, Presentation, possible action and discussion on the Renewal of Electric Annual Construction Contract with H&B Construction for \$1,070,893.65; and a resolution declaring intention to reimburse certain expenditures with proceeds from debt.

**Recommendation(s):** Staff recommends renewal of the Annual Construction Contract with H&B Construction in the amount of \$1,070,893.65; and approval of the resolution declaring intention to reimburse certain expenditures with proceeds from debt.

**Summary:** This contract was approved by Council in December of 2006 for supplemental labor and equipment to construct the required electric distribution line extensions and conversion and provide necessary maintenance of the City's electric distribution system for a 12 month period. This is the 1st renewal of this contract.

**Budget & Financial Summary:** The original amount of contract was for \$1,019,898.71. The renewal includes a 5% increase of the contract amount to \$1,070,893.65 for increased fuel cost and operating expenses. The current contract allows for renewals with an increase in the contract amount of 5% by mutual agreement of both parties. Funds are budgeted for electric capital system improvements and conversion in College Station Electric Utility Capital Improvement Projects Fund.

**Attachments:**

1. Renewal Acceptance Letter
2. Renewal Increase Request
3. Resolution

\*\*\*\*\*

## RENEWAL ACCEPTANCE

By signing herewith, I acknowledge and agree to renew Bid #07-19 (Contract #07-046), for annual electrical distribution labor in accordance with all terms and conditions previously agreed to and accepted including a proposed 5% across the board increase due to increased material and delivery costs for fuel.

I understand this renewal term will be for a one year period beginning January 24<sup>th</sup>, 2008 through January 23<sup>rd</sup>, 2009 and with the 5% (five percent) increase, the new total amount of the contract is \$1,070,893.65 (One Million Seventy Thousand Eight Hundred Ninety Three and 65/100 Dollars).

### H & B CONSTRUCTION

  
\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE

11/27/2007  
\_\_\_\_\_  
DATE

### CITY OF COLLEGE STATION

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
DATE

### ATTEST:

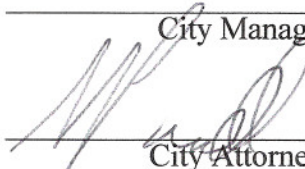
\_\_\_\_\_  
Connie Hooks, City Secretary

\_\_\_\_\_  
DATE

### APPROVED:

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
City Attorney

11-29-07  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
Chief Financial Officer

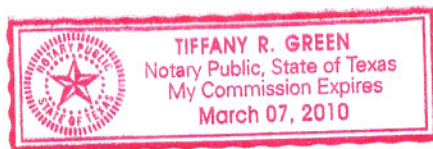
\_\_\_\_\_  
DATE

STATE OF TEXAS

**CORPORATE ACKNOWLEDGMENT**

COUNTY OF Montgomery

This instrument was acknowledged on the 27<sup>th</sup> day of November, 2007,  
by William L. Hendrix, II in his/her capacity as Managing Partner of  
H.B. Construction, Ltd., a Texas Corporation, on behalf of said corporation.



Tiffany R. Green  
Notary Public in and for the  
State of Texas

STATE OF TEXAS

**ACKNOWLEDGMENT**

COUNTY OF BRAZOS

This instrument was acknowledged on the \_\_\_\_\_ day of \_\_\_\_\_, 2007,  
by \_\_\_\_\_, in his capacity as Mayor of the City of College Station, a Texas  
home-rule municipality, on behalf of said municipality.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas

\*\*\*\*\*



# H&B CONSTRUCTION, LTD.

## ELECTRICAL CONTRACTORS

PO. BOX 30  
MONTGOMERY, TEXAS 77356  
(936) 597-4779  
(936) 597-4772 Fax  
[handbconst@aol.com](mailto:handbconst@aol.com)

November 14, 2007

ATTN: Alan Degelman C.P.M  
Buyer - City of College Station  
PO Box 9960  
College Station, TX 77842

**RE:     Renewal Bid #07-19**

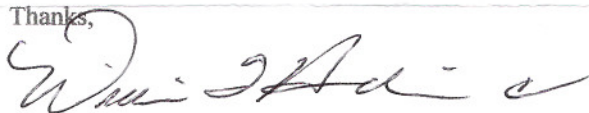
**Contract #07-046**

Dear Alan,

H&B Construction, Ltd. Would like to renew our agreement for the next term as outlined in the original contract. We would also like to exercise the option, outlined in the contract, to increase the contract amount for the additional 5% as stated in the terms of renewal in the contract. Due to the rising cost of fuel and raw goods necessary for our operation, we feel that the increase is necessary to keep up. We appreciate the opportunity to extend our relationship with the City of College Station and look forward to serving you in the same capacity that we have in the past.

If there is anything else that you need from us, feel free to contact me at (936) 597-4779.

Thanks,



William L. Hendrix, II  
Managing Partner, H&B Construction, Ltd.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DECLARING INTENTION TO REIMBURSE CERTAIN EXPENDITURES WITH  
PROCEEDS FROM DEBT

WHEREAS, the City of College Station, Texas (the "City") is a home-rule municipality and political subdivision of the State of Texas;

WHEREAS, the City expects to pay expenditures in connection with the design, planning, acquisition and construction of the projects described on Exhibit "A" hereto (collectively, the "Project") prior to the issuance of obligations by the City in connection with the financing of the Project from available funds;

WHEREAS, the City finds, considers, and declares that the reimbursement of the City for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS THAT:

Section 1. The City reasonably expects it will incur debt, as one or more series of obligations, with an aggregate maximum principal amount not to exceed \$1,100,000, for the purpose of paying the aggregate costs of the Project.

Section 2. All costs to be reimbursed pursuant hereto will be capital expenditures. No tax-exempt obligations will be issued by the City in furtherance of this Statement after a date which is later than 18 months after the later of (1) the date the expenditures are paid or (2) the date on which the property, with respect to which such expenditures were made, is placed in service.

Section 3. The foregoing notwithstanding, no tax-exempt obligation will be issued pursuant to this Statement more than three years after the date any expenditure which is to be reimbursed is paid.

PASSED AND APPROVED THIS 10th DAY OF JANUARY, 2008.

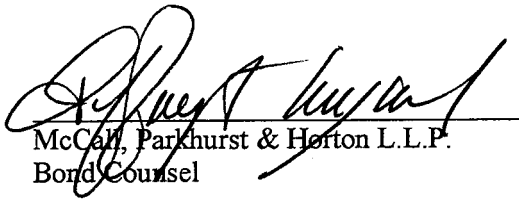
\_\_\_\_\_  
Ben White, Mayor

ATTEST:

\_\_\_\_\_  
Connie Hooks, City Secretary

(Seal)

APPROVED:



Robert L. Horton  
McCah, Parkhurst & Horton L.L.P.  
Bond Counsel



Exhibit "A"

The projects to be financed that are the subject of this Statement are:

Electric Distribution Line Extensions and Conversions

**January 10, 2008**  
**Consent Agenda Item 2h**  
**Semi-Annual Electrical Wire and Cable**

**To:** Glenn Brown, City Manager

**From:** Jeff Kersten, Chief Financial Officer

**Agenda Caption:** Presentation, possible action and discussion on a bid award for the semi-annual purchase of electrical wire and cable maintained in inventory as follows: HD Supply for \$56,180.00; Stuart C. Irby for \$37,200.00; Techline for \$348,230.00; American Wire Group for \$121,320.00; Texas Electric Cooperative for \$1,440.00; Utilicor for \$640.00 and ICC Corp for \$37,950.00. Total estimated semi-annual expenditure is \$602,960.00. Bid #08-13.

**Recommendation(s):** Recommend award for lines 1 through 4 based on “Best Value” criteria and recommending award to the lowest responsible bidder meeting specifications for lines 5 through 29 as follows, with semi-annual estimated expenditures totaling \$602,960.00.

I.	HD Supply	\$56,180.00
II.	Stuart C. Irby	\$37,200.00
III.	Techline	\$348,230.00
IV.	American Wire Group	\$121,320.00
V.	Texas Electric Cooperative	\$1,440.00
VI.	Utilicor	\$640.00
VII.	ICC Corp	\$37,950.00
TOTAL		\$602,960.00

**Summary:** Lines 1 through 4 are recommended for award based on “Best Value” to the City. Page 3 of the Bid Document Specifications under **Award of Contract** states “Contract may be awarded to the bidder who provides goods or services at the best value for the City”. In determining best value, the City, in specific, is referencing: **item c**-the reputation of the bidder; **item d**-the quality of the bidder’s goods or services and **item f**-the bidders past relationship with the City. Techline is being chosen as best value over American Wire Group and ICC Corp. American Wire Group and ICC Corp. have never done business with the City and the wire manufacturer that they are bidding for lines 1-4 has never been used by the City. References that were received revealed only the Marine and Industrial Industry use of these wires. No Municipality could be reached to discuss longevity of wire and failure rates. The estimated cost to replace a wire failure for 1000’ of 1/0 underground primary is approximately \$12,170 (see attached worksheet). For these reasons, the recommendation is to go with a vendor that the City is familiar with and has purchased their wire manufacturers in the past. All other lines (5 through 29) will be awarded to the lowest responsible bidder meeting specifications.

These purchases will be made as needed during the term of the agreement. The electrical wire and cable are maintained in Electrical Inventory in an inventory account and expensed as necessary during the agreement period. The purchasing agreement period shall be for six-months with the option to renew for two additional six-month terms. Due to current market volatility, it is in the City’s best interest to enter into a six month agreement.

**Budget & Financial Summary:** Ten (10) sealed, competitive bids were received and opened on November 30, 2007. One bid could not be considered due to proposed price escalations that were included. Funds are budgeted and available in the Electrical Fund. Various projects may be expensed as supplies are pulled from inventory and issued.

**Attachments:** Bid Tabulation #08-13  
Failed Wire Replacement Worksheet

City of College Station  
Bid Tabulation

SEMI-ANNUAL BID FOR Electrical Wire/Cable  
DEPARTMENT:Public Utilities / Electrical  
BID: #08-13

30-Nov-07

				K B S Electrical Bryan, TX Jimmy Huggins		HD/Hughes Supply Kerrville, TX Jason Leake		Stuart C. Irby Austin, TX Mike Abel		Global Cable		Techline Austin, Tx Scott Worm		American Wire Group Hallandale FL Bob Dorfman		Texas Electric Coop Georgetown, TX Roy Marshman		UtiliCor Dallas, TX Angela Thompson		Wesco San Antonio, TX Mark Davis		ICC Corp. New Jersey Yang Kim	
Item No.	Est. Ann. Quan.	Unit Meas	Description	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
1	100,000	FT	URD Cable, 1/0 AWG	2.3900	239,000.00	2.2800	228,000.00	2.2400	224,000.00		N/B	2.12	212,000.00	2.2000	220,000.00		N/B	2.22	222,000.00	2.4300	243,000.00	1.9600	196,000.00
2	2,500	FT	URD 4/0 AWG	3.8900	9,725.00	2.5000	6,250.00	2.5100	6,275.00		N/B	2.23	5,575.00	2.2900	5,725.00		N/B	3.24	8,100.00	2.7300	6,825.00	2.1500	5,375.00
3	2,500	FT	URD 500 MCM AL	4.5800	11,450.00	5.0800	12,700.00	4.7100	11,775.00		N/B	4.39	10,975.00	4.1800	10,450.00		N/B	6.02	15,050.00		N/B	4.1000	10,250.00
4	15,000	FT	URD 1000 MCM AL	8.2100	123,150.00	8.7700	131,550.00	7.9700	119,550.00		N/B	7.90	118,500.00	7.4400	111,600.00		N/B	9.92	148,800.00	8.6700	130,050.00	7.0300	105,450.00
5	20,000	FT	URD 1/0 AWG	1.0900	21,800.00	0.9100	18,200.00	1.0000	20,000.00		N/B	0.95	19,000.00	0.8100	16,200.00	1.05	21,000.00		N/B	1.0300	20,600.00	1.0100	20,200.00
6	53,000	FT	URD 2/0 AWG	1.2300	65,190.00	1.0600	56,180.00	1.2900	68,370.00		N/B	1.09	57,770.00	1.0630	56,339.00	1.33	70,490.00		N/B	1.2300	65,190.00	1.1500	60,950.00
7	10,000	FT	URD 4/0 AWG	1.6600	16,600.00	1.4600	14,600.00	1.7300	17,300.00		N/B	1.47	14,700.00	1.4000	14,000.00	1.78	17,800.00		N/B	1.6300	16,300.00	1.6200	16,200.00
8	15,000	FT	URD 350 MCM AL		No Bid	1.1100	16,650.00	1.1300	16,950.00		N/B	1.01	15,150.00	1.1800	17,700.00	0.90	13,500.00		N/B	1.7300	25,950.00	0.7900	11,850.00
9	15,000	FT	URD 500 MCM AL		No Bid	1.3900	20,850.00	1.2400	18,600.00		N/B	1.37	20,550.00	1.6700	25,050.00		N/B		N/B	1.8700	28,050.00	1.0600	15,900.00
10	8,000	FT	OH Duplex, #6	0.2700	2,160.00	0.2500	2,000.00	0.2600	2,080.00	0.3100	2,480.00	0.22	1,760.00	0.2000	1,600.00	0.18	1,440.00		N/B	0.2500	2,000.00	0.2100	1,680.00
11	10,000	FT	OH Triplex, #6	0.3900	3,900.00	0.3500	3,500.00	0.3800	3,800.00	0.4300	4,300.00	0.40	4,000.00	0.3000	3,000.00	0.29	2,900.00	0.3200	3,200.00	0.4300	4,300.00	0.2300	2,300.00
12	5,000	FT	OH Triplex, #2	0.6400	3,200.00	0.5800	2,900.00	0.7100	3,550.00		N/B	0.56	2,800.00	0.4900	2,450.00	0.62	3,100.00	0.5200	2,600.00	0.6300	3,150.00	0.5500	2,750.00
13	4,000	FT	OH Triplex, 1/0	0.9200	3,680.00	0.8600	3,440.00	1.0300	4,120.00	1.1000	4,400.00	0.86	3,440.00	0.7700	3,080.00	0.88	3,520.00	0.8200	3,280.00	0.8900	3,560.00	0.6200	2,480.00
14	1,000	FT	OH Triplex, 2/0	1.1400	1,140.00	1.0900	1,090.00	1.1400	1,140.00	1.3500	1,350.00	1.16	1,160.00	1.1200	1,120.00		N/B	1.0600	1,060.00	1.1300	1,130.00	0.7900	790.00
15	1,000	FT	OH Triplex, 4/0	1.6100	1,610.00	1.5800	1,580.00	1.6400	1,640.00	1.9400	1,940.00	1.55	1,550.00	1.6500	1,650.00		N/B	1.5400	1,540.00	1.6300	1,630.00	1.2300	1,230.00
16	1,000	FT	OH Quadruplex, #2		No Bid	0.8200	820.00	0.9100	910.00		N/B	0.81	810.00	0.9000	900.00	0.81	810.00	0.6400	640.00	0.9700	970.00	0.7400	740.00
17	1,000	FT	OH Quadruplex, 1/0	1.4600	1,460.00	1.3900	1,390.00	1.5000	1,500.00		N/B	1.18	1,180.00	1.5200	1,520.00		N/B	1.4700	1,470.00	1.5300	1,530.00	1.2200	1,220.00
18	1,000	FT	OH Quadruplex, 2/0		No Bid	1.4800	1,480.00	1.7500	1,750.00		N/B	1.67	1,670.00	1.8100	1,810.00		N/B	1.5700	1,570.00	1.8300	1,830.00	1.4100	1,410.00
19	1,000	FT	OH Quadruplex, 4/0	2.3900	2,390.00	2.1900	2,190.00	2.4600	2,460.00		N/B	2.29	2,290.00	2.5000	2,500.00		N/B	2.1200	2,120.00	2.4300	2,430.00	1.9900	1,990.00
20	80,000	FT	477 MCM, AAC		No Bid	0.9900	79,200.00	0.8900	71,200.00	0.9500	76,000.00	0.80	64,000.00	0.7800	62,400.00		N/B	0.8400	67,200.00		N/B	0.8200	65,600.00
21	20,000	FT	1/0 AWG, AAC	0.2500	5,000.00	0.2600	5,200.00	0.2500	5,000.00	0.2500	5,000.00	0.24	4,800.00	0.2000	4,000.00	3.00	60,000.00	0.2400	4,800.00		N/B	0.2200	4,400.00
22	10,000	FT	#2 ACSR	0.18000	1,800.00	0.2000	2,000.00	0.1600	1,600.00	0.1800	1,800.00	0.17	1,700.00	0.1500	1,500.00	2.15	21,500.00	0.1800	1,800.00		N/B	0.1700	1,700.00
23	15,000	FT	#12 cu THWN Blk		N/B	0.1400	2,100.00	0.1100	1,650.00		N/B	0.10	1,500.00	0.0990	1,485.00	0.14	2,100.00	0.1600	2,400.00		N/B	N/B	N/B
24	15,000	FT	#12 cu THWN Wht		N/B	0.1400	2,100.00	0.1100	1,650.00		N/B	0.10	1,500.00	0.0990	1,485.00	0.14	2,100.00	0.1600	2,400.00		N/B	N/B	N/B
25	15,000	FT	#6 cu THWN Blk		N/B	0.4700	7,050.00	0.4500	6,750.00		N/B	0.42	6,300.00	0.3900	5,850.00	0.41	6,150.00	0.5600	8,400.00		N/B	N/B	N/B
26	15,000	FT	#6 cu THWN Wht		N/B	0.4700	7,050.00	0.4500	6,750.00		N/B	0.42	6,300.00	0.3900	5,850.00	0.41	6,150.00	0.5600	8,400.00		N/B	N/B	N/B
27	20,000	FT	#2 cu THWN Blk		N/B	1.0600	21,200.00	0.9300	18,600.00		N/B	1.05	21,000.00	0.9700	19,400.00		N/B	1.3200	26,400.00		N/B	N/B	N/B
28	20,000	FT	#2 cu THWN Wht		N/B	1.0600	21,200.00	0.9300	18,600.00		N/B	1.05	21,000.00	0.9700	19,400.00		N/B	1.3200	26,400.00		N/B	N/B	N/B
29	5,000	FT	#2 cu 7 Stranded		N/B	1.3600	6,800.00	1.3000	6,500.00	1.0400	5,200.00	1.53	7,650.00	1.2200	6,100.00	1.77	8,850.00		N/B		N/B	N/B	N/B

Grand Total Bid \$				\$513,255.00		\$679,270.00		\$664,070.00		\$102,470.00		\$630,630.00		\$624,164.00		\$241,410.00		\$559,630.00		\$558,495.00		\$530,465.00	
Award Total to Vendor \$						\$56,180.00		\$37,200.00				\$348,230.00		\$121,320.00		\$1,440.00		\$640.00				\$37,950.00	
Total Award Recommendation \$						\$602,960.00																	

Manufacturer	Synergy and Nexans	Okanite & Southwire	General Ca., Nexans & Alan	N/A	Prysmian & Alcan	Synergy, CME, Procables, Rep.	Republic, Nehring, CME	Kerite, Hascelik	N/A	Gaon
Calendar Days for Shipment	4 to 10 Weeks	1 to 4 Weeks	N/A	N/A	6 to 8 weeks	4 to 8 Weeks	Stock	Stock to 10 Weeks	N/A	12 Weeks
Certification of Bid	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Prompt Payment Discount	N	N	N	1% - Net 10 Days	N	1% 10 Days Net 30	N	N	N	1% - Net 10 Days
Addendum Acknowledged	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Deviations/Conditions	Y - Escalations	N	N	N	N	N	N	N	N	N

- Lowest Approved Bid
- Quoted with Escalations or not firm - Cannot be Considered
- Awarded based on best vaule criteria

Estimate to replace 1000 ft run of 3 phase 1/0 primary conductor that failed.

**LABOR**

\$1800.00	Remove old conductor
\$2250.00	Install new conductor
\$ 312.00	Remove old elbows
<u>\$ 390.00</u>	<u>Install new elbows</u>
\$4752.00	Total

**MATERIALS**

\$5880.00	3000 - 1/0 Primary Conductor (ICC wire price from bid)
\$ 132.00	6 - 1/0 Elbows
\$ 43.80	6 - Cold Shrinks
<u>\$ 10.32</u>	<u>6 - 1/0 H-taps</u>
\$6066.12	Total
<u>\$ 424.63</u>	<u>7% material handling</u>
\$6490.72	Total

\$4752.00	Labor
<u>\$6490.72</u>	<u>Materials</u>
\$11,242.75	
<u>\$ 927.53</u>	<u>8.25% Administrative and Engineering Overheads</u>
<b>\$12,170.28</b>	<b>Grand Totals</b>

**January 10, 2008**  
**Consent Agenda Item 2i**  
**Southwest Parkway Culvert Replacement**

**To:** Glenn Brown, City Manager

**From:** Mark Smith, Director of Public Works

**Agenda Caption:** Presentation, possible action and discussion regarding approval of a resolution approving a standard construction contract with Brazos Valley Services, to replace the collapsed culvert on Southwest Parkway between Hondo and Shadowwood Drive in the amount of \$56,273.00

**Recommendation(s):** Staff recommends that Council approve the resolution approving the construction contract with Brazos Valley Services and approve the expenditure to be made to repair the collapsed culvert on Southwest Parkway between Hondo and Shadowwood.

**Summary:** A section of the culvert pipe under Southwest Parkway between Hondo and Shadowwood deteriorated and collapsed resulting in a sink hole in the pavement of the street. A temporary patch was made with a steel plate to allow for safe travel.

Technical specifications, plans and bid documents were prepared. Four (4) bids – Bid 08-04 were received on November 13, 2007 and Brazos Valley Services submitted the lowest bid.

**Budget & Financial Summary:** The \$56,273.00 is provided in Fund 912 – Drainage, Project SD0802.

**Attachments:**

1. Resolution
2. Location Map
3. Bid Tabulation

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, APPROVING A CONSTRUCTION CONTRACT FOR THE SOUTHWEST PARKWAY CULVERT REPLACEMENT – SD0802 PROJECT AND AUTHORIZING THE EXPENDITURE OF FUNDS.**

WHEREAS, the City of College Station, Texas, solicited bids for the construction phase of the Southwest Parkway Culvert Replacement – SD0802 Project; and

WHEREAS, the selection of Brazos Valley Services is being recommended as the lowest responsible bidder for the construction services related to Southwest Parkway Culvert Replacement – SD0802; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the City Council hereby finds that Brazos Valley Services is the lowest responsible bidder.

PART 2: That the City Council hereby approves the contract with Brazos Valley Services for \$56,273.00 for the labor, materials and equipment required for the improvements related the Southwest Parkway Culvert Replacement – SD0802 Project.

PART 3: That the funding for this Contract shall be as budgeted from the 912-Drainage – SD0802 Fund, Drainage Division, in the amount of \$56,273.00.

PART 4: That this resolution shall take effect immediately from and after its passage.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2007.

ATTEST:

APPROVED:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
MAYOR

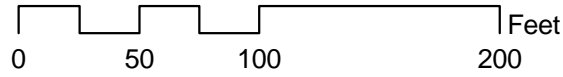
APPROVED:

E-Signed by Angela M. DeLuca  
VERIFY authenticity with ApproveIt  


\_\_\_\_\_  
City Attorney



Southwest Parkway Culvert Replacement  
SD0802 - Bid #08-04





**BID #08-04**  
**SOUTHWEST PARKWAY CULVERT IMPROVEMENTS**  
**OPENED 11/13/07**

Item No.	Est. Qty.	Unit	Description	Brazos Valley Services Ricky Palasota 979-846-3136		D&S Contracting Inc. DeeAnne Moore Smith 979-690-9232		Knife River William Thomas 979-361-2900		Elliott Construction, LTD Scott Elliott 979-690-7071	
				Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1	1	LS	Mobilization	\$2,550.00	\$2,550.00	\$5,000.00	\$5,000.00	\$7,500.00	\$7,500.00	\$3,500.00	\$3,500.00
2	1	LS	Clearing, Grubbing	\$1.00	\$1.00	\$500.00	\$500.00	\$1,200.00	\$1,200.00	\$1,500.00	\$1,500.00
3	1	LS	Demolition and Disposal	\$3,000.00	\$3,000.00	\$9,000.00	\$9,000.00	\$8,400.00	\$8,400.00	\$6,020.00	\$6,020.00
4	191	LF	24" RCP C-76 CLIII Storm Drain	\$125.00	\$23,875.00	\$90.40	\$17,266.40	\$145.00	\$27,695.00	\$121.50	\$23,206.50
5	85	SY	SW Parkway Pavement Reconstruction	\$50.00	\$4,250.00	\$32.25	\$2,741.25	\$32.00	\$2,720.00	\$44.00	\$3,740.00
6	637	SF	6" Thk. Concrete Commercial Driveway	\$6.00	\$3,822.00	\$7.50	\$4,777.50	\$9.00	\$5,733.00	\$14.50	\$9,236.50
7	21	SY	Commercial Drive Reconstruction (Transition	\$50.00	\$1,050.00	\$32.25	\$677.25	\$37.00	\$777.00	\$44.00	\$924.00
8	1	LS	Junction Box #DS-1	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00
9	1	LS	Junction Box #DS-2	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00	\$3,300.00	\$3,300.00	\$2,550.00	\$2,550.00
10	1	LS	Existing Headwall Modification	\$500.00	\$500.00	\$1,500.00	\$1,500.00	\$3,200.00	\$3,200.00	\$2,650.00	\$2,650.00
11	80	SF	Concrete Reinforced Sidewalk	\$10.00	\$800.00	\$4.25	\$340.00	\$7.00	\$560.00	\$18.75	\$1,500.00
12	45	LF	Curb & Gutter	\$25.00	\$1,125.00	\$16.00	\$720.00	\$20.00	\$900.00	\$31.00	\$1,395.00
13	4	EA	Ambulatory Ramps	\$500.00	\$2,000.00	\$950.00	\$3,800.00	\$800.00	\$3,200.00	\$1,300.00	\$5,200.00
14	22	SY	4-18" Gradation Rock Riprap	\$100.00	\$2,200.00	\$100.00	\$2,200.00	\$95.00	\$2,090.00	\$64.00	\$1,408.00
15	60	SY	Curlex Double Net Erosion Control Blanket	\$10.00	\$600.00	\$12.15	\$729.00	\$7.00	\$420.00	\$16.50	\$990.00
16	1	LS	Traffic Control per TXMUTCD	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$11,500.00	\$11,500.00
17	1	LS	Erosion & Sediment Control	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$730.00	\$730.00	\$2,450.00	\$2,450.00
<b>TOTAL CONSTRUCTION COST</b>					<b><u>\$6,273.00</u></b>		<b><u>\$62,251.40</u></b>		<b><u>\$76,425.00</u></b>		<b><u>\$80,270.00</u></b>
Bid Certificate				YES		YES		YES		YES	
Conflit of Interest				YES		YES		YES		YES	
Bid Bond				YES		YES		YES		YES	
Total Calendar Days to Substantial Completion				30		45		45		45	
Number of Addenda Received				2		2		2		2	



**January 10, 2008**  
**Consent Agenda Item 2j**  
**Change Order for the Arrington Road-Decatur Drive Roadway Extension Project**

**To:** Glenn Brown, City Manager

**From:** Mark Smith, Director of Public Works

**Agenda Caption:** Presentation, possible action, and discussion regarding a change order in the amount of \$76,145.00 to the construction contract (Contract No. 07-185) with Knife River, Inc. called Arrington Road-Decatur Drive Roadway Extension Project.

**Recommendation(s):** Staff recommends the approval of the change order in the amount of \$76,145.00

**Summary:** This Change Order has four items.

Item No. A1: The engineering design consultant (Walter P. Moore out of Houston) did not include the north and south bridge approach slab as one of the Bid items. Approach slabs are required on bridges now. The cost for this item is \$69,160.00.

Item No. B1: The engineering design consultant (Walter P. Moore) showed a 12" PVC encasement pipe for a water line that will not be constructed. The encasement should have been taken off the drawings and not have been part of the bid items. This was a mistake on the part of the engineering design consultant. The construction contractor (Knife River) is not going to construct this encasement and therefore \$9,675.00 will be taken off the Bid price.

Item No. C1: As part of the City design criteria, we require any sewer pipe or waterline under a City street to be encased by a steel pipe. The Engineering design consultant (Walter P. Moore) did not include an encasement pipe for the sewer line under the round-a-bout. This item is required on all sewer lines under City streets and will cost \$16,660. The encasement will now be part of contract.

Item No. D1: The developer requested a left turn lane into his new subdivision southeast of the existing dead end of Decatur Drive. The developer will pay Knife River to construct a left turn lane in the proposed Decatur Drive center island. The purpose of putting this in the change order was to insure the contractor would construct the turn lane and at no cost to the city. This left turn lane construction will be inspected by the City.

**Budget & Financial Summary:** A request for capital improvement project budget transfer form has been signed and completed. The current budget for this project is \$4,110,000.00. Two change orders have been submitted in the amount of \$84,145. Approximately \$73,000 is available in the balance of the project. This transfer will cover the additional that is needed for the change order and will provide funds for the anticipated additional that will be needed to cover the City project manager's overhead costs (salary and benefits, etc.)

**Attachments:**

1. Change Order No. 2
2. Location Map

DATE: December 13, 2007

**CONTRACTOR:**

Knife River  
P.O. Box 674  
Bryan, TX 77806

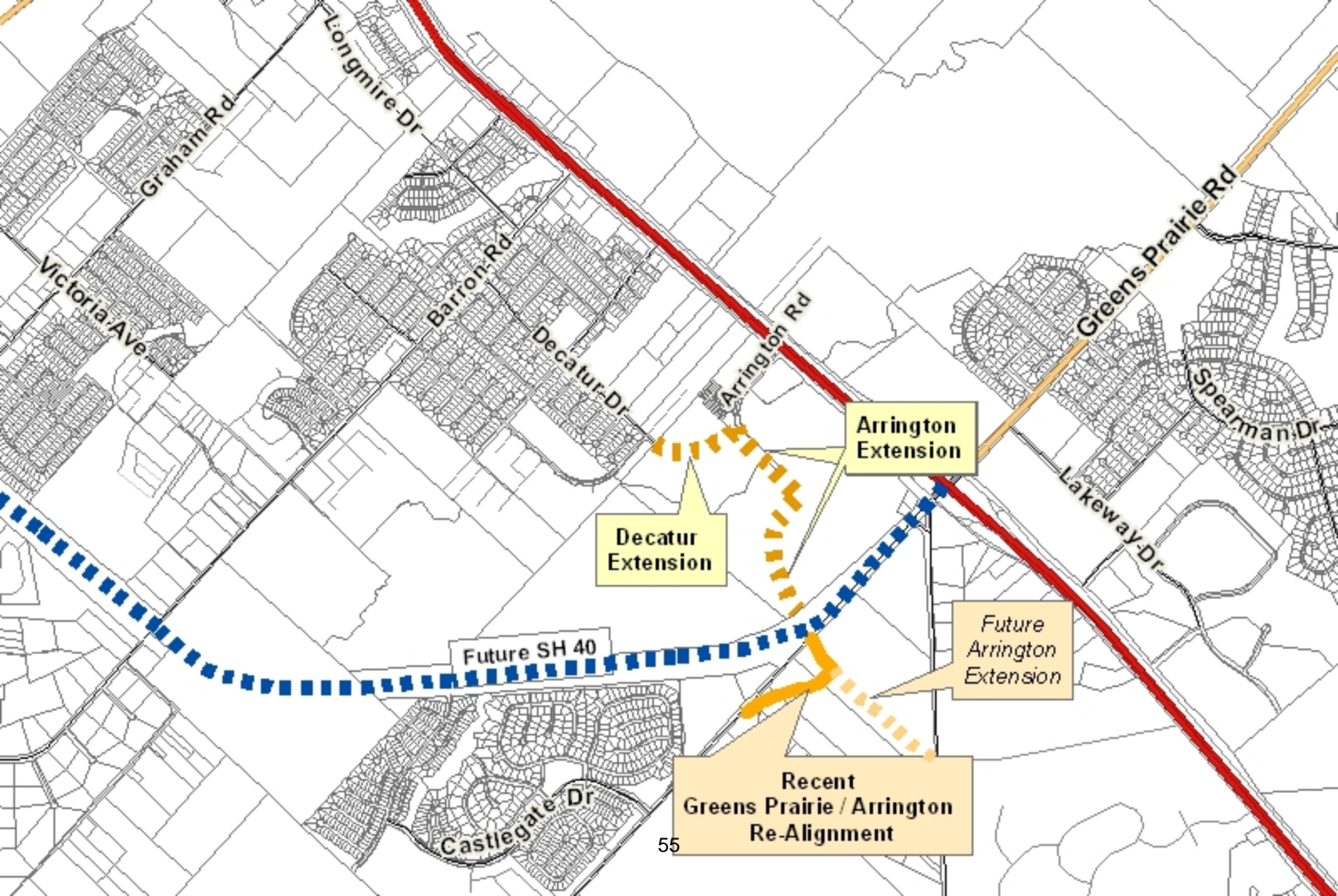
**PURPOSE OF THIS CHANGE ORDER #2:**

ITEM NO	UNIT	DESCRIPTION	UNIT PRICE	ORIGINAL QUANTITY	REVISED QUANTITY	ADDED COST
A1	CY	Bridge approach slab north & south of Spring Creek	\$553.28		125	\$69,160.00
		Engineer did not include this item in the original bid take				
B1	LF	Water line encasment 12" PVC Schd 80 not used	\$45.00	215	0	(\$9,675.00)
		Encasement should not have been in bid				
C1	LF	Additional 12" Steel casing for sewer under round-a-bout pavement. Left out of bid by A/E	\$119.00	57	197	\$16,660.00
D1	LS	Revised left turn lane on Decatur Drive paid for by developer.	\$0.00		0	\$0.00
					TOTAL	\$76,145.00

THE NET EFFECT OF THIS CHANGE ORDER IS A 2.06% INCREASE

APPROVED

Date \_\_\_\_\_



Graham Rd

Longmire Dr

Victoria Ave

Barron Rd

Decatur Dr

Arrington Rd

Greens Prairie Rd

Spearman Dr

Lakeway Dr

Castlegate Dr

Future SH 40

Decatur Extension

Arrington Extension

Future Arrington Extension

Recent Greens Prairie / Arrington Re-Alignment

55

**10 January 2008**  
**Regular Agenda Item 1**  
**Annexation Update including fiscal impact analysis and Ordinance**  
**Establishing Annexation Public Hearing Dates and Authorizing Preparation**  
**of Annexation Service Plan**

**To:** Glenn Brown, City Manager

**From:** Bob Cowell, AICP, Director of Planning and Development Services

**Agenda Caption:** Presentation, possible action, and discussion regarding the status of the annexation process and presentation, possible action, and discussion regarding an ordinance directing staff to prepare a service plan and setting out public hearing dates and times for areas identified for annexation under the exempt status.

**Recommendation:** Staff recommends approval of the ordinance as presented.

**Summary:**

Annexation Update

The purpose of this item is to provide Council with a status report on the exempt annexation process and present a revised annexation Fiscal Impact Analysis (FIA). In February of 2007, Staff presented a FIA for the proposed annexation of five areas totaling 6,749 acres. Since that time, annexation development agreements were offered to 58 owners of property within the targeted annexation areas. Over 3,400 acres of the original 6,749 acres have been secured via annexation development agreements.

Staff also added another area (annexation area 6) to the exempt annexation package at the request of the developer in order to receive City sewer service. A revised FIA (reflecting the area lost to development agreements and added due to annexation area 6) has been created and will be presented at the workshop. Overall, the revised FIA indicates that upon build-out the proposed annexation will result in annual revenues of \$1,037,992.

Annexation Ordinance

As required by Chapter 43 of the Texas Local Government Code, this ordinance directs Staff to prepare a service plan for areas identified for annexation. The service plan will contain the details related to the provision of specific municipal services to each area identified for annexation and must be complete and available for public inspection prior to the annexation public hearings.

The ordinance also establishes dates and times for the two required annexation public hearings. The dates and times are as follows:

- Thursday (24 January 2008) at 7:00 p.m. in the City Hall Council Chambers
- Tuesday (29 January 2008) at 7:00 p.m. in the City Hall Council Chambers

**Budget & Financial Summary:** See attached Fiscal Impact Analysis.

**Attachments:**

1. Proposed Annexation Timeline
2. Fiscal Impact Analysis Summary
3. Revised Fiscal Impact Analysis
4. FIA Methodology
5. Ordinance (Note: Exhibit "G", Metes and bounds description of each area, is available in the City Secretary's Office)
6. Annexation Areas Map

## 2008 Exempt Annexation Process Proposed Timeline

Ordinance directing preparation of Service Plan and establishing Public Hearing dates (10 January 2008) 43.065



Prepare Service Plan, prior to publication of Notice for Public Hearings (Service Plan must be available for public inspection at Public Hearings) 43.056j



Notice for Public Hearings

1. Publish notice in newspaper 20<sup>th</sup> day (9 January 2008) to 10<sup>th</sup> day (14 January 2008) before hearings – will publish one notice for both hearings on 10 January 2008. 43.063(c)

2. Post on website 20<sup>th</sup> day to 10<sup>th</sup> day before (same as above); 43.063(c)

3. Provide written notice before 30 days prior to (no later than 23 December 2007) date of 1<sup>st</sup> hearing to:

- a. Each property owner 43.062
- b. Each public entity
- c. Each private entity that provides service to area(s)
- d. CSISD
- e. Certified Mail Notice to railroads serving areas



1<sup>st</sup> Public Hearing – 24 January 2008 (Regular Council Meeting) 43.063a

2<sup>nd</sup> Public Hearing – 29 January 2008 (Special Council Meeting)  
(Both hearings shall be conducted no sooner than 20 days or later than 40 days before Council considers annexation Ordinance)



Council may approve annexation ordinance at their regular meeting on 28 February 2008

## 2008 Annexation – Exempt Areas

### Summary of Fiscal Impact Analysis by Area

#### **Area 1**

Costs	\$415,975
Property Tax Revenues	\$106,000
Utility/Misc. Revenues	\$141,300
Sales Tax Revenues	\$84,000
<b>Total</b>	<b>\$(84,675)</b>

#### **Area 2**

Costs	\$177,626
Property Tax Revenues	\$66,000
Utility/Misc. Revenues	\$56,900
Sales Tax Revenues	\$6,900
<b>Total</b>	<b>\$(47,826)</b>

#### **Area 3**

Costs	\$1,720,145
Property Tax Revenues	\$589,000
Utility/Misc. Revenues	\$554,200
Sales Tax Revenue	\$383,100
<b>Total</b>	<b>\$(193,845)</b>

#### **Area 4**

Costs	\$3,794,800
Property Tax Revenues	\$962,000
Utility/Misc. Revenues	\$839,500
Sales Tax Revenue	\$760,700
<b>Total</b>	<b>\$(907,540)</b>

#### **Area 5**

Costs	\$738,343
Property Tax Revenues	\$1,989,000
Utility/Misc. Revenues	\$816,900
Sales Tax Revenue	\$238,800
<b>Total</b>	<b>\$2,306,357</b>

#### **Area 6**

Costs	\$415,079
Property Tax Revenues	\$155,000
Utility/Misc. Revenues	\$133,200
Sales Tax Revenue	\$92,400
<b>Total</b>	<b>\$(34,479)</b>

**Summary of Revenues  
at Full Build-out**

Property Tax Revenue – Area 1	\$106,000
Property Tax Revenue – Area 2	\$66,000
Property Tax Revenue – Area 3	\$589,000
Property Tax Revenue – Area 4	\$962,000
Property Tax Revenue – Area 5	\$1,989,000
Property Tax Revenue – Area 6	\$155,000
<b>Total Property Tax Revenues</b>	<b>\$3,867,000</b>

Utility/Misc. Revenues – Area 1	\$141,300
Utility/Misc. Revenues – Area 2	\$56,900
Utility/Misc. Revenues – Area 3	\$554,200
Utility/Misc. Revenues – Area 4	\$839,500
Utility/Misc. Revenues – Area 5	\$816,900
Utility/Misc. Revenues – Area 6	\$133,200
<b>Total Utility/Misc. Revenues</b>	<b>\$2,542,000</b>

Sales Tax Revenues – Area 1	\$84,000
Sales Tax Revenues – Area 2	\$6,900
Sales Tax Revenues – Area 3	\$383,100
Sales Tax Revenues – Area 4	\$760,700
Sales Tax Revenues – Area 5	\$238,800
Sales Tax Revenues – Area 6	\$92,400
<b>Total Sales Tax Revenues</b>	<b>\$1,565,900</b>

<b>Total Revenues (all areas)</b>	<b>\$7,974,900</b>
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<b>Total Costs (all areas)</b>	<b>\$6,936,908</b>
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<b>Total Annual Fiscal Impact</b>	<b>\$1,037,992</b>
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## Area 1 Revenue and Expenditure Comparison

### Revenues

Residential O&M Property Tax	Avg Value	Tax Rate		# of Units	Total
Reidential Attached	\$ 127,000	0.1910		-	\$ -
Single Family High	100,000	0.1910		-	-
Single Family Medium	173,135	0.1910		140	46,000
Single Family Low	152,000	0.1910		-	-
PDD	135,000	0.1910		-	-
<b>Total Residential Operations &amp; Maintenance</b>				<b>140</b>	<b>\$ 46,000</b>

Commercial O&M Property Tax	Avg Value	Tax Rate		# of Units	Total
Industrial	\$ 490,000	0.1910		-	\$ -
Office	1,537,402	0.1910		-	-
Retail Regional	1,914,198	0.1910		-	-
Retail Neighborhood	1,537,402	0.1910		-	-
<b>Total Commercial Operations &amp; Maintenance</b>				<b>-</b>	<b>\$ -</b>

Residential Debt Service Property Tax	Avg Value	Tax Rate		# of Units	Total
Reidential Attached	\$ 127,000	0.2484		-	\$ -
Single Family High	100,000	0.2484		-	-
Single Family Medium	173,135	0.2484		140	60,000
Single Family Low	152,000	0.2484		-	-
PDD	135,000	0.2484		-	-
<b>Total Residential Debt Service</b>				<b>140</b>	<b>\$ 60,000</b>

Commercial Debt Service Property Tax	Avg Value	Tax Rate		# of Units	Total
Industrial	\$ 490,000	0.2484		-	\$ -
Office	1,537,402	0.2484		-	-
Retail Regional	1,914,198	0.2484		-	-
Retail Neighborhood	1,537,402	0.2484		-	-
<b>Total Commercial Debt Service</b>				<b>-</b>	<b>\$ -</b>

<b>Total Property Tax</b>					<b>\$ 106,000</b>
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Residential Utilities Sales Tax	Avg Bill	Tax Rate	Months	# of Units	Total
Electric	\$ 85	0.015	12	140	\$ 2,200
Sanitation	14	0.015	12	140	400
Gas	20	0.015	12	140	300
Phone/Internet	35	0.015	12	140	700
Cable/Satellite	50	0.015	12	140	1,000
<b>Total</b>	<b>\$ 205</b>				<b>\$ 4,600</b>

Commercial Utilities Sales Tax	Avg Bill	Tax Rate	Months	# of Units	Total
Small Commercial Electric	\$ 200	0.015	12	-	\$ -
Medium Commercial Electric	4,100	0.015	12	-	-
Large Commercial Electric	18,700	0.015	12	-	-
Sanitation	56	0.015	12	-	-
Gas	-	0.015	12	-	-
Phone/Internet	50	0.015	12	-	-
Cable/Satellite	-	0.015	12	-	-
<b>Total</b>	<b>\$ 23,106</b>				<b>\$ -</b>

Retail Sales Tax	Spending	Tax Rate		Residents *	Total
Resident Spending per Capita	\$ 12,700	0.015		417	\$ 79,400
<b>Total</b>	<b>\$ 12,700</b>				<b>\$ 79,400</b>

\* Estimated new residents after full build out

<b>Total Sales Tax</b>					<b>\$ 84,000</b>
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## Area 1 Revenue and Expenditure Comparison

Residential Franchise Fees	Avg Bill	Tax Rate	Months	# of Units	Total
Gas	\$ 20	0.040	12	140	\$ 700
Phone	-	1.940	12	140	2,600
Cable	50	0.045	12	140	3,000
<b>Total</b>	<b>\$ 70</b>				<b>\$ 6,300</b>

Commercial Franchise Fees	Avg Bill	Tax Rate	Months	# of Units	Total
Gas	\$ -	0.040	12	-	\$ -
Phone	-	3.820	12	-	-
Cable	-	0.045	12	-	-
<b>Total</b>	<b>\$ -</b>				<b>\$ -</b>

<b>Total Franchise Fees</b>	<b>\$ 6,300</b>
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Water Charges	Avg Bill	Months	# of Units	Total
Residential Water Charges	\$ 30	12	140	\$ 50,000
Commercial Water Charges	40	12	-	-
<b>Total Water Charges</b>				<b>\$ 50,000</b>

Wastewater Charges	Avg Bill	Months	# of Units	Total
Residential Wastewater Charges	\$ 36	12	140	\$ 61,000
Small Commercial Wastewater Charges	50	12	-	-
Medium Commercial Wastewater Charges	300	12	-	-
Large Commercial Wastewater Charges	460	12	-	-
<b>Total Wastewater Charges</b>				<b>\$ 61,000</b>

Sanitation Charges	Avg Bill	Months	# of Units	Total
Residential Sanitation Charges	\$ 14	12	140	\$ 24,000
Commercial Sanitation Charges	56	12	-	-
<b>Total Sanitation Charges</b>				<b>\$ 24,000</b>

<b>Total Estimated Revenues</b>	<b>\$ 331,300</b>
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### Expenditures

Total Cost to Public	EEs	O&M	Capital	Total
Fiscal Services	0.21	\$ 15,948	\$ 96	\$ 16,044
General Government	0.80	78,097	859	78,956
Police	0.79	59,624	2,802	62,426
Fire	0.56	44,953	1,304	46,257
Streets & Drainage	0.20	22,243	30,273	52,516
Sewer	0.22	20,390	20,819	41,209
Sanitation	0.18	25,359	-	25,359
Water	0.14	20,016	12,170	32,186
Utility Billing	0.14	9,874	109	9,983
Parks	0.59	39,688	11,351	51,039
<b>Total Estimated Expenditures</b>	<b>3.83</b>	<b>\$ 336,192</b>	<b>\$ 79,783</b>	<b>\$ 415,975</b>

Over/(Under) \$ (84,675)

## Area 2 Revenue and Expenditure Comparison

### Revenues

Residential O&M Property Tax	Avg Value	Tax Rate		# of Units	Total
Residential Attached	\$ 127,000	0.1910			\$ -
Single Family High	100,000	0.1910			-
Single Family Medium	173,135	0.1910		87	29,000
Single Family Low	152,000	0.1910			-
PDD	135,000	0.1910			-
<b>Total Residential Operations &amp; Maintenance</b>				<b>87</b>	<b>\$ 29,000</b>

Commercial O&M Property Tax	Avg Value	Tax Rate		# of Units	Total
Industrial	\$ 490,000	0.1910			\$ -
Office	1,537,402	0.1910			-
Retail Regional	1,914,198	0.1910			-
Retail Neighborhood	1,537,402	0.1910			-
<b>Total Commercial Operations &amp; Maintenance</b>				<b>-</b>	<b>\$ -</b>

Residential Debt Service Property Tax	Avg Value	Tax Rate		# of Units	Total
Residential Attached	\$ 127,000	0.2484			\$ -
Single Family High	100,000	0.2484			-
Single Family Medium	173,135	0.2484		87	37,000
Single Family Low	152,000	0.2484			-
PDD	135,000	0.2484			-
<b>Total Residential Debt Service</b>				<b>87</b>	<b>\$ 37,000</b>

Commercial Debt Service Property Tax	Avg Value	Tax Rate		# of Units	Total
Industrial	\$ 490,000	0.2484			\$ -
Office	1,537,402	0.2484			-
Retail Regional	1,914,198	0.2484			-
Retail Neighborhood	1,537,402	0.2484			-
<b>Total Commercial Debt Service</b>				<b>-</b>	<b>\$ -</b>

<b>Total Property Tax</b>	<b>\$ 66,000</b>
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Residential Sales Tax	Avg Bill	Tax Rate	Months	# of Units	Total
Electric	\$ 85	0.015	12	87	\$ 1,300
Sanitation	14	0.015	12	87	200
Gas	20	0.015	12	87	200
Phone/Internet	35	0.015	12	87	400
Cable/Satellite	50	0.015	12	87	600
<b>Total</b>	<b>\$ 205</b>				<b>\$ 2,700</b>

Commercial Sales Tax	Avg Bill	Tax Rate	Months	# of Units	Total
Small Commercial Electric	\$ 200	0.015	12	-	\$ -
Medium Commercial Electric	4,100	0.015	12	-	-
Large Commercial Electric	18,700	0.015	12	-	-
Sanitation	56	0.150	12	-	-
Gas	-	0.015	12	-	-
Phone/Internet	50	0.015	12	-	-
Cable/Satellite	-	0.015	12	-	-
<b>Total</b>	<b>\$ 23,106</b>				<b>\$ -</b>

Retail Sales Tax	Spending	Tax Rate		Residents *	Total
Resident Spending per Capita	\$ 12,700	0.015		22	\$ 4,200
<b>Total</b>	<b>\$ 12,700</b>				<b>\$ 4,200</b>

\* Estimated new residents after full build out

<b>Total Sales Tax</b>	<b>\$ 6,900</b>
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## Area 2 Revenue and Expenditure Comparison

### Revenues

Residential Franchise Fees	Avg Bill	Tax Rate	Months	# of Units	Total
Gas	\$ 20	0.040	12	87	\$ 400
Phone	-	1.940	12	87	1,600
Cable	50	0.045	12	87	1,900
<b>Total</b>	<b>\$ 70</b>				<b>\$ 3,900</b>

Commercial Franchise Fees	Avg Bill	Tax Rate	Months	# of Units	Total
Gas	\$ -	0.040	12	-	\$ -
Phone	-	3.820	12	-	-
Cable	-	0.045	12	-	-
<b>Total</b>	<b>\$ -</b>				<b>\$ -</b>

<b>Total Franchise Fees</b>	<b>\$ 3,900</b>
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Water Charges	Avg Bill	Months	# of Units	Total
Residential Water Charges	\$ 30	12	-	\$ -
Commercial Water Charges	40	12	-	-
<b>Total Water Charges</b>				<b>\$ -</b>

Wastewater Charges	Avg Bill	Months	# of Units	Total
Residential Wastewater Charges	\$ 36	12	87	\$ 38,000
Small Commercial Wastewater Charges	50	12	-	-
Medium Commercial Wastewater Charges	300	12	-	-
Large Commercial Wastewater Charges	460	12	-	-
<b>Total Wastewater Charges</b>				<b>\$ 38,000</b>

Sanitation Charges	Avg Bill	Months	# of Units	Total
Residential Sanitation Charges	\$ 14	12	87	\$ 15,000
Commercial Sanitation Charges	56	12	-	-
<b>Total Sanitation Charges</b>				<b>\$ 15,000</b>

<b>Total Estimated Revenues</b>	<b>\$ 129,800</b>
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### Expenditures

Total Cost to Public	EEs	O&M	Capital	Total
Fiscal Services	0.10	\$ 7,381	\$ 44	\$ 7,425
General Government	0.37	36,145	398	36,543
Police	0.37	27,596	1,297	28,893
Fire	0.26	20,805	603	21,408
Streets & Drainage	0.09	10,295	14,011	24,306
Sewer	0.10	9,437	9,635	19,072
Sanitation	0.08	11,737	-	11,737
Water	-	-	-	-
Utility Billing	0.07	4,570	50	4,620
Parks	0.28	18,369	5,253	23,622
<b>Total Estimated Expenditures</b>	<b>1.72</b>	<b>\$ 146,335</b>	<b>\$ 31,291</b>	<b>\$ 177,626</b>

Over/(Under) \$ (47,826)

### Area 3 Revenue and Expenditure Comparison

#### Revenues

Residential O&M Property Tax	Avg Value	Tax Rate		# of Units	Total
Residential Attached	\$ 127,000	0.1910		-	\$ -
Single Family High	100,000	0.1910		-	-
Single Family Medium	173,135	0.1910		270	89,000
Single Family Low	152,000	0.1910		576	167,000
PDD	135,000	0.1910		-	-
<b>Total Residential Operations &amp; Maintenance</b>				<b>846</b>	<b>\$ 256,000</b>

Commercial O&M Property Tax	Avg Value	Tax Rate		# of Units	Total
Industrial	\$ 490,000	0.1910		-	\$ -
Office	1,537,402	0.1910		-	-
Retail Regional	1,914,198	0.1910		-	-
Retail Neighborhood	1,537,402	0.1910		-	-
<b>Total Commercial Operations &amp; Maintenance</b>				<b>-</b>	<b>\$ -</b>

Residential Debt Service Property Tax	Avg Value	Tax Rate		# of Units	Total
Residential Attached	\$ 127,000	0.2484		-	\$ -
Single Family High	100,000	0.2484		-	-
Single Family Medium	173,135	0.2484		270	116,000
Single Family Low	152,000	0.2484		576	217,000
PDD	135,000	0.2484		-	-
<b>Total Residential Debt Service</b>				<b>846</b>	<b>\$ 333,000</b>

Commercial Debt Service Property Tax	Avg Value	Tax Rate		# of Units	Total
Industrial	\$ 490,000	0.2484		-	\$ -
Office	1,537,402	0.2484		-	-
Retail Regional	1,914,198	0.2484		-	-
Retail Neighborhood	1,537,402	0.2484		-	-
<b>Total Commercial Debt Service</b>				<b>-</b>	<b>\$ -</b>

<b>Total Property Tax</b>					<b>\$ 589,000</b>
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Residential Sales Tax	Avg Bill	Tax Rate	Months	# of Units	Total
Electric	\$ 85	0.015	12	846	\$ 13,000
Sanitation	14	0.015	12	846	2,200
Gas	20	0.015	12	846	1,500
Phone/Internet	35	0.015	12	846	4,300
Cable/Satellite	50	0.015	12	846	6,100
<b>Total</b>	<b>\$ 205</b>				<b>\$ 27,100</b>

Commercial Sales Tax	Avg Bill	Tax Rate	Months	# of Units	Total
Small Commercial Electric	\$ 200	0.015	12	-	\$ -
Medium Commercial Electric	4,100	0.015	12	-	-
Large Commercial Electric	18,700	0.015	12	-	-
Sanitation	56	0.150	12	-	-
Gas	-	0.015	12	-	-
Phone/Internet	50	0.015	12	-	-
Cable/Satellite	-	0.015	12	-	-
<b>Total</b>	<b>\$ 23,106</b>				<b>\$ -</b>

Retail Sales Tax	Spending	Tax Rate		Residents *	Total
Resident Spending per Capita	\$ 12,700	0.015		1,869	\$ 356,000
<b>Total</b>	<b>\$ 12,700</b>				<b>\$ 356,000</b>

\* Estimated residents after full build out

<b>Total Sales Tax</b>					<b>\$ 383,100</b>
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### Area 3 Revenue and Expenditure Comparison

Residential Franchise Fees	Avg Bill	Tax Rate	Months	# of Units	Total
Gas	\$ 20	0.040	12	846	\$ 4,100
Phone	-	1.940	12	846	15,800
Cable	50	0.045	12	846	18,300
<b>Total</b>	<b>\$ 70</b>				<b>\$ 38,200</b>

Commercial Franchise Fees	Avg Bill	Tax Rate	Months	# of Units	Total
Gas	\$ -	0.040	12	-	\$ -
Phone	-	3.820	12	-	-
Cable	-	0.045	12	-	-
<b>Total</b>	<b>\$ -</b>				<b>\$ -</b>

<b>Total Franchise Fees</b>	<b>\$ 38,200</b>
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Water Charges	Avg Bill	Months	# of Units	Total
Residential Water Charges	\$ 30	12	-	\$ -
Commercial Water Charges	40	12	-	-
<b>Total Water Charges</b>				<b>\$ -</b>

Wastewater Charges	Avg Bill	Months	# of Units	Total
Residential Wastewater Charges	\$ 36	12	846	\$ 370,000
Small Commercial Wastewater Charges	50	12	-	-
Medium Commercial Wastewater Charges	300	12	-	-
Large Commercial Wastewater Charges	460	12	-	-
<b>Total Wastewater Charges</b>				<b>\$ 370,000</b>

Sanitation Charges	Avg Bill	Months	# of Units	Total
Residential Sanitation Charges	\$ 14	12	846	\$ 146,000
Commercial Sanitation Charges	56	12	-	-
<b>Total Sanitation Charges</b>				<b>\$ 146,000</b>

<b>Total Estimated Revenues</b>	<b>\$ 1,526,300</b>
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#### Expenditures

Total Cost to Public	EEs	O&M	Capital	Total
Fiscal Services	0.95	\$ 71,479	\$ 429	\$ 71,908
General Government	3.59	350,030	3,850	353,880
Police	3.55	267,236	12,560	279,796
Fire	2.50	201,479	5,843	207,322
Streets & Drainage	0.88	99,695	135,686	235,381
Sewer	0.99	91,390	93,309	184,699
Sanitation	0.79	113,661	-	113,661
Water	-	-	-	-
Utility Billing	0.64	44,257	487	44,744
Parks	2.66	177,880	50,874	228,754
<b>Total Estimated Expenditures</b>	<b>16.55</b>	<b>\$ 1,417,107</b>	<b>\$ 303,038</b>	<b>\$ 1,720,145</b>

Over/(Under) \$ (193,845)

## Area 4 Revenue and Expenditure Comparison

### Revenues

Residential O&M Property Tax	Avg Value	Tax Rate		# of Units	Total
Residential Attached	\$ 127,000	0.1910		-	\$ -
Single Family High	100,000	0.1910		-	-
Single Family Medium	173,135	0.1910		1,008	333,000
Single Family Low	152,000	0.1910		258	75,000
PDD	135,000	0.1910		-	-
<b>Total Residential Operations &amp; Maintenance</b>				<b>1,266</b>	<b>\$ 408,000</b>

Commercial O&M Property Tax	Avg Value	Tax Rate		# of Units	Total
Industrial	\$ 490,000	0.1910		-	\$ -
Office	1,537,402	0.1910		-	-
Retail Regional	1,914,198	0.1910		-	-
Retail Neighborhood	1,537,402	0.1910		4	10,000
<b>Total Commercial Operations &amp; Maintenance</b>				<b>4</b>	<b>\$ 10,000</b>

Residential Debt Service Property Tax	Avg Value	Tax Rate		# of Units	Total
Residential Attached	\$ 127,000	0.2484		-	\$ -
Single Family High	100,000	0.2484		-	-
Single Family Medium	173,135	0.2484		1,008	434,000
Single Family Low	152,000	0.2484		258	97,000
PDD	135,000	0.2484		-	-
<b>Total Residential Debt Service</b>				<b>1,266</b>	<b>\$ 531,000</b>

Commercial Debt Service Property Tax	Avg Value	Tax Rate		# of Units	Total
Industrial	\$ 490,000	0.2484		-	\$ -
Office	1,537,402	0.2484		-	-
Retail Regional	1,914,198	0.2484		-	-
Retail Neighborhood	1,537,402	0.2484		4	13,000
<b>Total Commercial Debt Service</b>				<b>4</b>	<b>\$ 13,000</b>

<b>Total Property Tax</b>					<b>\$ 962,000</b>
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Residential Sales Tax	Avg Bill	Tax Rate	Months	# of Units	Total
Electric	\$ 85	0.015	12	1,266	\$ 19,500
Sanitation	14	0.015	12	1,266	3,300
Gas	20	0.015	12	1,266	2,300
Phone/Internet	35	0.015	12	1,266	6,400
Cable/Satellite	50	0.015	12	1,266	9,100
<b>Total</b>	<b>\$ 205</b>				<b>\$ 40,600</b>

Commercial Sales Tax	Avg Bill	Tax Rate	Months	# of Units	Total
Small Commercial Electric	\$ 200	0.015	12	2	\$ 100
Medium Commercial Electric	4,100	0.015	12	2	1,500
Large Commercial Electric	18,700	0.015	12	-	-
Sanitation	56	0.150	12	4	300
Gas	-	0.015	12	4	-
Phone/Internet	50	0.015	12	4	-
Cable/Satellite	-	0.015	12	4	-
<b>Total</b>	<b>\$ 23,106</b>				<b>\$ 1,900</b>

Retail Sales Tax	Spending	Tax Rate		Residents *	Total
Resident Spending per Capita	\$ 12,700	0.015		3,770	\$ 718,200
<b>Total</b>	<b>\$ 12,700</b>				<b>\$ 718,200</b>

\* Estimated residents after full build out

<b>Total Sales Tax</b>					<b>\$ 760,700</b>
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## Area 4 Revenue and Expenditure Comparison

Residential Franchise Fees	Avg Bill	Tax Rate	Months	# of Units	Total
Gas	\$ 20	0.040	12	1,266	\$ 6,100
Phone	-	1.940	12	1,266	23,600
Cable	50	0.045	12	1,266	27,300
<b>Total</b>	<b>\$ 70</b>				<b>\$ 57,000</b>

Commercial Franchise Fees	Avg Bill	Tax Rate	Months	# of Units	Total
Gas	\$ -	0.040	12	4	\$ -
Phone	-	3.820	12	4	200
Cable	-	0.045	12	4	-
<b>Total</b>	<b>\$ -</b>				<b>\$ 200</b>

<b>Total Franchise Fees</b>	<b>\$ 57,200</b>
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Water Charges	Avg Bill	Months	# of Units	Total
Residential Water Charges	\$ 30	12	-	\$ -
Commercial Water Charges	40	12	-	-
<b>Total Water Charges</b>				<b>\$ -</b>

Wastewater Charges	Avg Bill	Months	# of Units	Total
Residential Wastewater Charges	\$ 36	12	1,266	\$ 553,000
Small Commercial Wastewater Charges	50	12	2	1,000
Medium Commercial Wastewater Charges	300	12	2	7,000
Large Commercial Wastewater Charges	460	12	-	-
<b>Total Wastewater Charges</b>				<b>\$ 561,000</b>

Sanitation Charges	Avg Bill	Months	# of Units	Total
Residential Sanitation Charges	\$ 14	12	1,266	\$ 219,000
Commercial Sanitation Charges	56	12	4	2,300
<b>Total Sanitation Charges</b>				<b>\$ 221,300</b>

<b>Total Estimated Revenues</b>	<b>\$ 2,562,200</b>
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### Expenditures

Total Cost to Public	EEs	O&M	Capital	Total
Fiscal Services	1.91	\$ 144,183	\$ 865	\$ 145,048
General Government	7.23	706,052	7,767	713,819
Police	7.16	539,047	25,335	564,382
Fire	5.05	406,407	11,786	418,193
Streets & Drainage	1.78	201,098	273,694	474,792
Sewer	2.00	184,345	188,216	372,561
Sanitation	1.59	229,268	-	229,268
Water	-	-	-	-
Utility Billing	1.28	89,272	982	90,254
Parks	5.37	358,805	102,618	461,423
<b>Total Estimated Expenditures</b>	<b>33.37</b>	<b>\$ 2,858,477</b>	<b>\$ 611,263</b>	<b>\$ 3,469,740</b>

Over/(Under)	\$ (907,540)
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## Area 5 Revenue and Expenditure Comparison

### Revenues

Residential O&M Property Tax	Avg Value	Tax Rate		# of Units	Total
Residential Attached	\$ 127,000	0.1910		-	\$ -
Single Family High	100,000	0.1910		-	-
Single Family Medium	173,135	0.1910		-	-
Single Family Low	152,000	0.1910		267	78,000
PDD	135,000	0.1910		-	-
<b>Total Residential Operations &amp; Maintenance</b>				<b>267</b>	<b>\$ 78,000</b>

Commercial O&M Property Tax	Avg Value	Tax Rate		# of Units	Total
Industrial	\$ 490,000	0.1910			\$ -
Office	1,537,402	0.1910		21	62,000
Retail Regional	1,914,198	0.1910		198	725,000
Retail Neighborhood	1,537,402	0.1910		-	-
<b>Total Commercial Operations &amp; Maintenance</b>				<b>219</b>	<b>\$ 787,000</b>

Residential Debt Service Property Tax	Avg Value	Tax Rate		# of Units	Total
Residential Attached	\$ 127,000	0.2484		-	\$ -
Single Family High	100,000	0.2484		-	-
Single Family Medium	173,135	0.2484		-	-
Single Family Low	152,000	0.2484		267	101,000
PDD	135,000	0.2484		-	-
<b>Total Residential Debt Service</b>				<b>267</b>	<b>\$ 101,000</b>

Commercial Debt Service Property Tax	Avg Value	Tax Rate		# of Units	Total
Industrial	\$ 490,000	0.2484			\$ -
Office	1,537,402	0.2484		21	80,000
Retail Regional	1,914,198	0.2484		198	943,000
Retail Neighborhood	1,537,402	0.2484		-	-
<b>Total Commercial Debt Service</b>				<b>219</b>	<b>\$ 1,023,000</b>

<b>Total Property Tax</b>					<b>\$ 1,989,000</b>
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Residential Sales Tax	Avg Bill	Tax Rate	Months	# of Units	Total
Electric	\$ 85	0.015	12	267	\$ 4,100
Sanitation	14	0.015	12	267	700
Gas	20	0.015	12	267	500
Phone/Internet	35	0.015	12	267	1,300
Cable/Satellite	50	0.015	12	267	1,900
<b>Total</b>	<b>\$ 205</b>				<b>\$ 8,500</b>

Commercial Sales Tax	Avg Bill	Tax Rate	Months	# of Units	Total
Small Commercial Electric	\$ 200	0.015	12	143	\$ 5,100
Medium Commercial Electric	4,100	0.015	12	72	53,400
Large Commercial Electric	18,700	0.015	12	4	14,800
Sanitation	56	0.015	12	219	2,200
Gas	-	0.015	12	219	-
Phone/Internet	50	0.015	12	219	2,000
Cable/Satellite	-	0.015	12	219	-
<b>Total</b>	<b>\$ 23,106</b>				<b>\$ 77,500</b>

Retail Sales Tax	Spending	Tax Rate		Residents *	Total
Resident Spending per Capita	\$ 12,700	0.015		802	\$ 152,800
<b>Total</b>	<b>\$ 12,700</b>				<b>\$ 152,800</b>

\* Estimated residents after full build out

<b>Total Sales Tax</b>					<b>\$ 238,800</b>
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## Area 5 Revenue and Expenditure Comparison

Residential Franchise Fees	Avg Bill	Tax Rate	Months	# of Units	Total
Gas	\$ 20	0.040	12	267	\$ 1,300
Phone	-	1.940	12	267	5,000
Cable	50	0.045	12	267	5,800
<b>Total</b>	<b>\$ 70</b>				<b>\$ 12,100</b>

Commercial Franchise Fees	Avg Bill	Tax Rate	Months	# of Units	Total
Gas	\$ -	0.040	12	219	\$ -
Phone	-	0.540	12	219	1,400
Cable	-	0.045	12	219	-
<b>Total</b>	<b>\$ -</b>				<b>\$ 1,400</b>

<b>Total Franchise Fees</b>	<b>\$ 13,500</b>
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Water Charges	Avg Bill	Months	# of Units	Total
Residential Water Charges	\$ 30	12	58	\$ 21,000
Commercial Water Charges	40	12	-	-
<b>Total Water Charges</b>				<b>\$ 21,000</b>

Wastewater Charges	Avg Bill	Months	# of Units	Total
Residential Wastewater Charges	\$ 36	12	267	\$ 117,000
Small Commercial Wastewater Charges	50	12	143	86,000
Medium Commercial Wastewater Charges	300	12	72	261,000
Large Commercial Wastewater Charges	460	12	4	24,000
<b>Total Wastewater Charges</b>				<b>\$ 488,000</b>

Sanitation Charges	Avg Bill	Months	# of Units	Total
Residential Sanitation Charges	\$ 14	12	267	\$ 46,000
Commercial Sanitation Charges	56	12	373	248,400
<b>Total Sanitation Charges</b>				<b>\$ 294,400</b>

<b>Total Estimated Revenues</b>	<b>\$ 3,044,700</b>
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### Expenditures

Total Cost to Public	EEs	O&M	Capital	Total
Fiscal Services	0.41	\$ 30,672	\$ 184	\$ 30,856
General Government	1.54	150,200	1,652	151,852
Police	1.52	114,673	5,390	120,063
Fire	1.07	86,456	2,507	88,963
Streets & Drainage	0.38	42,780	58,224	101,004
Sewer	0.43	39,216	40,040	79,256
Sanitation	0.34	48,773	-	48,773
Water	0.02	135	82	217
Utility Billing	0.27	18,991	209	19,200
Parks	1.14	76,329	21,830	98,159
<b>Total Estimated Expenditures</b>	<b>7.12</b>	<b>\$ 608,225</b>	<b>\$ 130,118</b>	<b>\$ 738,343</b>

Over/(Under)	\$ 2,306,357
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## Area 6 Revenue and Expenditure Comparison

### Revenues

Residential O&M Property Tax	Avg Value	Tax Rate		# of Units	Total
Reidential Attached	\$ 127,000	0.1910		-	\$ -
Single Family High	100,000	0.1910		-	-
Single Family Medium	173,135	0.1910		204	67,000
Single Family Low	152,000	0.1910		-	-
PDD	135,000	0.1910		-	-
<b>Total Residential Operations &amp; Maintenance</b>				<b>204</b>	<b>\$ 67,000</b>

Commercial O&M Property Tax	Avg Value	Tax Rate		# of Units	Total
Industrial	\$ 490,000	0.1910		-	\$ -
Office	1,537,402	0.1910		-	-
Retail Regional	1,914,198	0.1910		-	-
Retail Neighborhood	1,537,402	0.1910		-	-
<b>Total Commercial Operations &amp; Maintenance</b>				<b>-</b>	<b>\$ -</b>

Residential Debt Service Property Tax	Avg Value	Tax Rate		# of Units	Total
Reidential Attached	\$ 127,000	0.2484		-	\$ -
Single Family High	100,000	0.2484		-	-
Single Family Medium	173,135	0.2484		204	88,000
Single Family Low	152,000	0.2484		-	-
PDD	135,000	0.2484		-	-
<b>Total Residential Debt Service</b>				<b>204</b>	<b>\$ 88,000</b>

Commercial Debt Service Property Tax	Avg Value	Tax Rate		# of Units	Total
Industrial	\$ 490,000	0.2484		-	\$ -
Office	1,537,402	0.2484		-	-
Retail Regional	1,914,198	0.2484		-	-
Retail Neighborhood	1,537,402	0.2484		-	-
<b>Total Commercial Debt Service</b>				<b>-</b>	<b>\$ -</b>

<b>Total Property Tax</b>					<b>\$ 155,000</b>
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Residential Sales Tax	Avg Bill	Tax Rate	Months	# of Units	Total
Electric	\$ 85	0.015	12	204	\$ 3,100
Sanitation	14	0.015	12	204	500
Gas	20	0.015	12	204	400
Phone/Internet	35	0.015	12	204	1,000
Cable/Satellite	50	0.015	12	204	1,500
<b>Total</b>	<b>\$ 205</b>				<b>\$ 6,500</b>

Commercial Sales Tax	Avg Bill	Tax Rate	Months	# of Units	Total
Small Commercial Electric	\$ 200	0.015	12	-	\$ -
Medium Commercial Electric	4,100	0.015	12	-	-
Large Commercial Electric	18,700	0.015	12	-	-
Sanitation	56	0.150	12	-	-
Gas	-	0.015	12	-	-
Phone/Internet	50	0.015	12	-	-
Cable/Satellite	-	0.015	12	-	-
<b>Total</b>	<b>\$ 23,106</b>				<b>\$ -</b>

Retail Sales Tax	Spending	Tax Rate		Residents *	Total
Resident Spending per Capita	\$ 12,700	0.015		451	\$ 85,900
<b>Total</b>	<b>\$ 12,700</b>				<b>\$ 85,900</b>

\* Estimated residents after full build out

<b>Total Sales Tax</b>	<b>\$</b>	<b>92,400</b>
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<b>Residential Franchise Fees</b>	<b>Avg Bill</b>	<b>Tax Rate</b>	<b>Months</b>	<b># of Units</b>	<b>Total</b>
Gas	\$ 20	0.040	12	204	\$ 1,000
Phone	-	1.940	12	204	3,800
Cable	50	0.045	12	204	4,400
<b>Total</b>	<b>\$ 70</b>				<b>\$ 9,200</b>

<b>Commercial Franchise Fees</b>	<b>Avg Bill</b>	<b>Tax Rate</b>	<b>Months</b>	<b># of Units</b>	<b>Total</b>
Gas	\$ -	0.040	12	-	\$ -
Phone	-	3.820	12	-	-
Cable	-	0.045	12	-	-
<b>Total</b>	<b>\$ -</b>				<b>\$ -</b>

<b>Total Franchise Fees</b>	<b>\$</b>	<b>9,200</b>
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<b>Water Charges</b>	<b>Avg Bill</b>	<b>Months</b>	<b># of Units</b>	<b>Total</b>
Residential Water Charges	\$ 30	12	-	\$ -
Commercial Water Charges	40	12	-	-
<b>Total Water Charges</b>				<b>\$ -</b>

<b>Wastewater Charges</b>	<b>Avg Bill</b>	<b>Months</b>	<b># of Units</b>	<b>Total</b>
Residential Wastewater Charges	\$ 36	12	204	\$ 89,000
Small Commercial Wastewater Charges	50	12	-	-
Medium Commercial Wastewater Charges	300	12	-	-
Large Commercial Wastewater Charges	460	12	-	-
<b>Total Wastewater Charges</b>				<b>\$ 89,000</b>

<b>Sanitation Charges</b>	<b>Avg Bill</b>	<b>Months</b>	<b># of Units</b>	<b>Total</b>
Residential Sanitation Charges	\$ 14	12	204	\$ 35,000
Commercial Sanitation Charges	56	12	-	-
<b>Total Sanitation Charges</b>				<b>\$ 35,000</b>

<b>Total Estimated Revenues</b>	<b>\$</b>	<b>380,600</b>
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### **Expenditures**

<b>Total Cost to Public</b>	<b>EEs</b>	<b>O&amp;M</b>	<b>Capital</b>	<b>Total</b>
Fiscal Services	0.23	\$ 17,248	\$ 103	\$ 17,351
General Government	0.87	84,464	929	85,393
Police	0.86	64,485	3,031	67,516
Fire	0.60	48,618	1,410	50,028
Streets & Drainage	0.21	24,057	32,742	56,799
Sewer	0.24	22,053	22,516	44,569
Sanitation	0.19	27,427	-	27,427
Water	-	-	-	-
Utility Billing	0.15	10,680	117	10,797
Parks	0.64	42,923	12,276	55,199
<b>Total Estimated Expenditures</b>	<b>3.99</b>	<b>\$ 341,955</b>	<b>\$ 73,124</b>	<b>\$ 415,079</b>

Over/(Under)	<b>\$</b>	<b>(34,479)</b>
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Assumes 50% of customers will have gas, 80% phone and cable

### Summary of Estimated Revenues & Expenditures

	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
<b>Revenues</b>						
<i>Property Tax</i>						
Total Operations & Maintenance	\$ 46,000	\$ 29,000	\$ 256,000	\$ 418,000	\$ 865,000	\$ 67,000
Total Debt Service	60,000	37,000	333,000	544,000	1,124,000	88,000
Total Estimated Property Tax Revenue	106,000	66,000	589,000	962,000	1,989,000	155,000
<i>Sales Tax &amp; Franchise Fees</i>						
Total Sales Tax	84,000	6,900	383,100	760,700	238,800	92,400
Total Franchise Fees	6,300	3,900	38,200	57,200	13,500	9,200
Total Estimated Sales Tax & Franchise Revenue	90,300	10,800	421,300	817,900	252,300	101,600
<i>Utility Revenue</i>						
Total Water Charges	50,000	-	-	-	21,000	
Total Wastewater Charges	61,000	38,000	370,000	561,000	488,000	89,000
Total Sanitation Charges	24,000	15,000	146,000	221,300	294,400	35,000
Total Estimated Utility Revenue	135,000	53,000	516,000	782,300	803,400	124,000
<b>Total Estimated Revenues</b>	<b>\$ 331,300</b>	<b>\$ 129,800</b>	<b>\$ 1,526,300</b>	<b>\$ 2,562,200</b>	<b>\$ 3,044,700</b>	<b>\$380,600</b>
<b>Expenditures</b>						
Total Fiscal Services	\$ 16,044	\$ 7,425	\$ 71,908	\$ 145,048	\$ 30,856	\$ 17,351
Total General Government	78,956	36,543	353,880	713,819	151,852	85,393
Total Police	62,426	28,893	279,796	564,382	120,063	67,516
Total Fire	46,257	21,408	207,322	418,193	88,963	50,028
Total Streets & Drainage	52,516	24,306	235,381	474,792	101,004	56,799
Total Sewer	41,209	19,072	184,699	372,561	79,256	44,569
Total Sanitation	25,359	11,737	113,661	229,268	48,773	27,427
Total Water	32,186	-	-	-	217	
Total Utility Billing	9,983	4,620	44,744	90,254	19,200	10,797
Total Parks	51,039	23,622	228,754	461,423	98,159	55,199
<b>Total Estimated Expenditures</b>	<b>\$ 415,975</b>	<b>\$ 177,626</b>	<b>\$ 1,720,145</b>	<b>\$ 3,469,740</b>	<b>\$ 738,343</b>	<b>\$ 415,079</b>
<b>Difference</b>	<b>\$ (84,675)</b>	<b>\$ (47,826)</b>	<b>\$ (193,845)</b>	<b>\$ (907,540)</b>	<b>\$ 2,306,357</b>	<b>\$ (34,479)</b>

**Totals**

\$	1,681,000
	2,186,000
	<hr/>
	3,867,000

	1,565,900
	128,300
	<hr/>
	1,694,200

	71,000
	1,607,000
	735,700
	<hr/>
	2,413,700

\$	<hr/>
	7,974,900

\$	288,632
	1,420,443
	1,123,076
	832,171
	944,798
	741,366
	456,225
	32,403
	179,598
	862,997

\$	<hr/>
	6,936,908

\$	<hr/>
	1,037,992
	<hr/>



## **Methodology for Revenue Calculations**

### ***Property Taxes***

- \$173,135 = Average homestead valuation for “Single Family Medium.” Value is based on average provided by Brazos County Appraisal District.

### ***Residential Utility Amounts***

- \$85 = Average Residential Customer Electric Bill (provided by Utility Customer Service)
- \$14.40 = Average Residential Sanitation Bill (provided by Utility Customer Service)
- \$36.40 = Residential Wastewater Rate
- \$20 = Average Residential Gas Bill (staff estimate)
- \$35 = Average Residential Phone/Internet Bill (staff estimate)
- \$50 = Average Residential Cable/Satellite Bill (staff estimate)

### ***Commercial Utility Amounts***

- \$200 = Small Commercial Electric; \$4,100 = Medium Commercial; \$18,700 = Large Commercial (Analysis of Commercial Utility Accounts)
- \$56 = Average Commercial Sanitation Bill (Analysis of Commercial Utility Accounts)
- \$50 = Small Commercial Wastewater; \$300 = Medium Commercial Wastewater; \$460 = Large Commercial Wastewater (Analysis of Commercial Utility Accounts)
- \$50 = Average Commercial Phone Bill (Staff Estimate)

### ***Sales Tax Collection***

#### **Electric**

- Residential electric sales tax was calculated by using average annual electric charges, as provided by Utility Customer Service, and multiplying the number by the City sales tax rate of 1.5%:  
[(Average Monthly Bill \* 12) \* 1.5%].
- Commercial electric sales tax was calculated by applying the percentage of rate class users to the anticipated commercial development in the proposed annexed areas. The percentage of rate class users was provided by Utility Customer Service. The annual sales tax paid electricity by five actual customers in each of the aforementioned classes was averaged to estimate potential sales tax revenue for each class.

#### **Sanitation**

- Residential sanitation sales tax was calculated by multiplying the residential sanitation rate (\$14.40) by the estimated number of residential units in the proposed area of annexation, and then multiplying the product by the City sales tax rate of 1.5%.
- Commercial sanitation sales tax was calculated by analyzing actual sales tax paid on sanitation bills for fifteen commercial customers. A twelve month average of the annual sales tax amount was calculated from these users, and the annual average was divided by twelve. The resulting quotient was multiplied by the projected number of commercial users to estimate potential sales tax revenue.

#### **Retail Sales**

- Per capital retail sales tax was calculated based on a per person sales tax rate collection of \$190 annually. This average was obtained by taking a ten year average of annual sales tax revenue collected by the City and dividing it by the estimated population.

The existing population of the proposed annexed area was subtracted from the full build out estimated population, and multiplied by the estimated annual sales tax collection per resident.

$(\text{Annual Sales Tax Collection} / \text{Annual Population Estimate}) = \text{Annual Sales Tax Collected per Person}$

$[(\text{Future Population} - \text{Existing Population}) * \text{Annual Sales Tax Collected per Person}] = \text{Retail Sales Tax}$

Electric and Sanitation sales tax collections are not excluded from the annual retail sales tax amount.

These line items are included as a result of the per capita sales tax number being based on a non-inflation adjusted ten year average. The \$190 is likely a conservative estimate of actual per person sales tax collections.

### **Franchise Fee Collection**

- For residential gas franchise collections, it was assumed that 50% of the new residents in the annexed areas would have gas service. The 50% ratio was calculated by taking the FY06 actual revenues for natural gas franchise payments (\$414,000), and dividing it by 4% (the % of gross revenues the city receives from the natural gas provider in the City). This provided the annual gross revenues. The gross revenue amount was then divided by twelve to get an average monthly collection of revenue. The average monthly collection was then divided by the estimated average gas bill to yield an estimated number of customers served by natural gas.

$\$414,000 / 4\% = \$10,350,000$

$\$10,350,000 / 12 = \$862,500$

$\$862,500 / 20 = 43,125$  (Total Estimated customers. 1/2 of current population of 84,000)

- Residential cable and phone franchise collections were calculated with the assumption that 80% of the new residents in the annexed areas would have these services. These numbers were not calculated at 100% due to customers who opt to use cell phones and satellite television services for which there are no franchise fees collected.

### **Utility Charges**

#### **Electricity**

The proposed annexation areas will not be served by College Station Utilities. There are no anticipated electric utility revenues from any areas.

#### **Water**

Of the five proposed annexation areas, four will be served by special utility districts. Area 5 will potentially have 54 residences that will have College Station water. Revenues and expenditures in these areas reflect the small number of potential users.

#### **Wastewater**

All five areas in the proposed annexation areas will have College Station wastewater.

Residential wastewater usage is based on the highest residential wastewater rate. This is a result of the areas not having City water usage, which is the basis of billing wastewater.

Commercial wastewater usage is based on a tiered structure of small, medium and large users. The basis for determining the percentage of users is as follows:

- Water usage is the basis for wastewater billing. Existing City accounts were analyzed for water usage and it was determined approximately 65% of utility customers have bills with water consumption between 0 and 500 gallons; 33% have usage between 500 and 1,000; and 2% have usage higher than 1,000. This ratio was applied to the anticipated number of commercial developments in the proposed annexed areas.
- Analysis was conducted on actual utility bills for five customers in each of the aforementioned classes. A twelve month average of the annual billed amount was calculated from these users, and the total annual average was divided by twelve. The resulting quotient was multiplied by the projected number of users to estimate potential revenues.

## **Sanitation**

All five areas in the proposed annexation areas will have City sanitation services.

- Residential revenues were calculated by multiplying the residential rate (\$14.40) by the estimated number of residential units in each area.
- Commercial revenues were calculated by analyzing actual sanitation bills for fifteen commercial customers. A twelve month average of the annual billed amount was calculated from these users, and the annual average was divided by twelve. The resulting quotient was multiplied by the projected number of users to estimate potential revenues.

## ***Projected Miscellaneous Revenues***

- Single family units are calculated based upon a standardized Building Permit Fee Schedule. An additional \$100 is added per unit to represent electrical and plumbing inspections.
- Commercial fees are generated by inputting the overall expected project values in areas designated for commercial or other business use into the HTE system.
- All inputs are based upon average calculated values.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF COLLEGE STATION, TEXAS, DIRECTING THE PREPARATION OF A SERVICE PLAN AND SETTING DATES AND TIME AND PLACE FOR PUBLIC HEARINGS ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the City Council hereby directs its Planning & Development Services Department and other appropriate departments to prepare service plans providing for the extension of municipal services to the areas targeted for annexation.

PART 2: That the City Council hereby calls and sets public hearings by and before the City Council of the City of College Station, Texas on January 24<sup>th</sup> and January 29<sup>th</sup>, 2008 at 7:00 p.m. in the City Council Chambers of the City Hall at 1101 Texas Avenue, College Station, Texas. The public hearings will give all interested persons the right to appear and be heard on the proposed annexation by the City of College Station, Texas.

PART 3: That the areas proposed for annexation are generally described below, shown in Exhibits "A" through "F", and more specifically described in Exhibit "G" by metes and bounds, attached hereto and made a part of this ordinance for all purposes.

**Area #1** - located generally at the intersection of Raymond Stotzer Parkway and Turkey Creek Road and containing 102.25 acres.

**Area #2** - located generally at the intersection of SH 30 and William D. Fitch Parkway and containing 3,477.32 acres.

**Area #3** - located generally at the intersection of Rock Prairie Road West and Jones-Butler Road and containing 1,109.69 acres.

**Area #4** - located generally at the intersection of Greens Prairie Road and Wellborn Road, bisected by Greens Prairie Trail, and containing 679.54 acres.

**Area #5** - located generally on the east side of State Highway 6, south of the existing city limits and containing 1,380.11 acres.

**Area #6** - located generally on the west side of FM 2154 at the intersection of Capstone Drive and containing 73.97 acres.

PART 4: That this ordinance shall become effective immediately upon passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 10th day of January, 2008.

ATTEST:

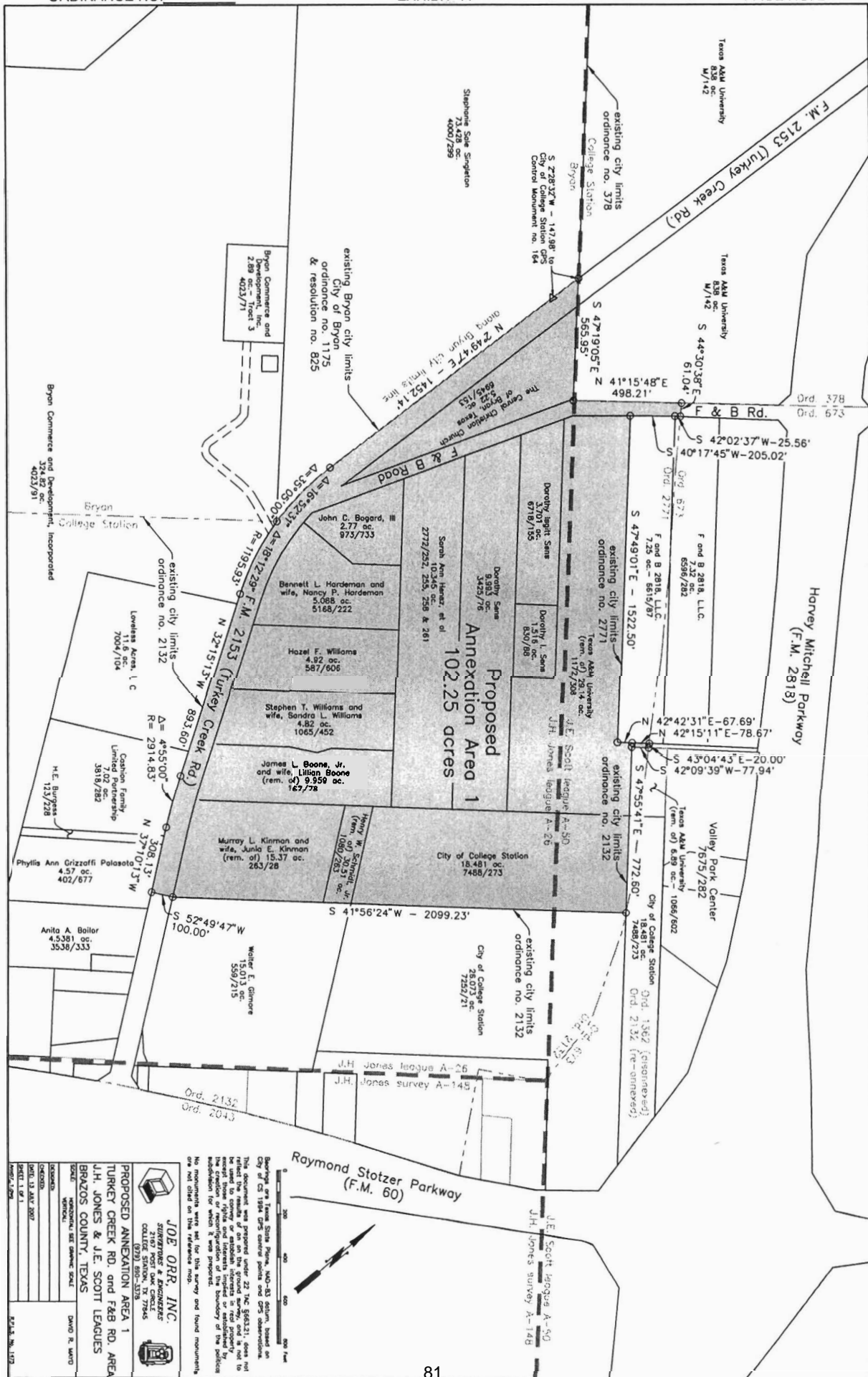
APPROVED:

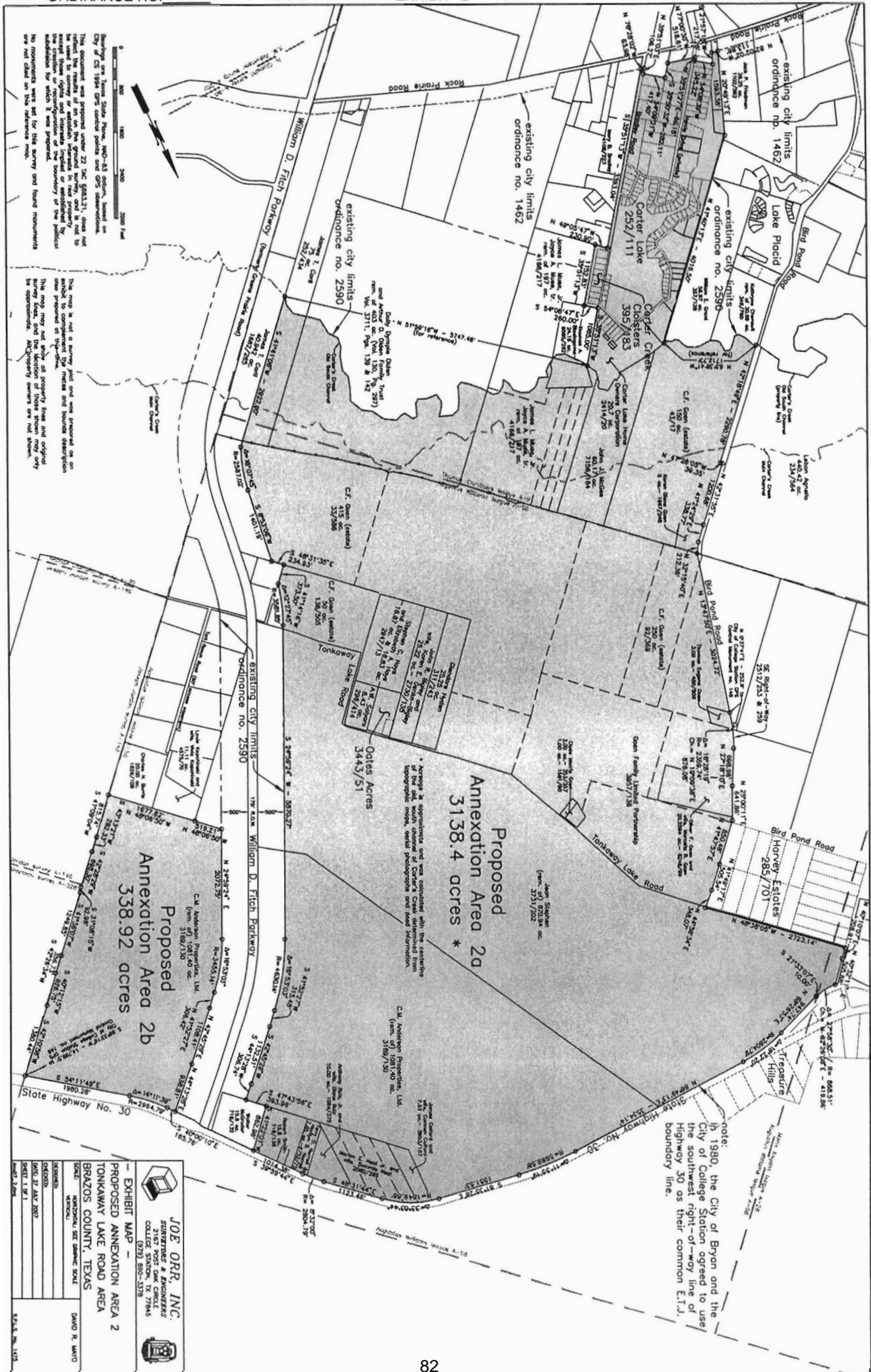
\_\_\_\_\_  
City Secretary

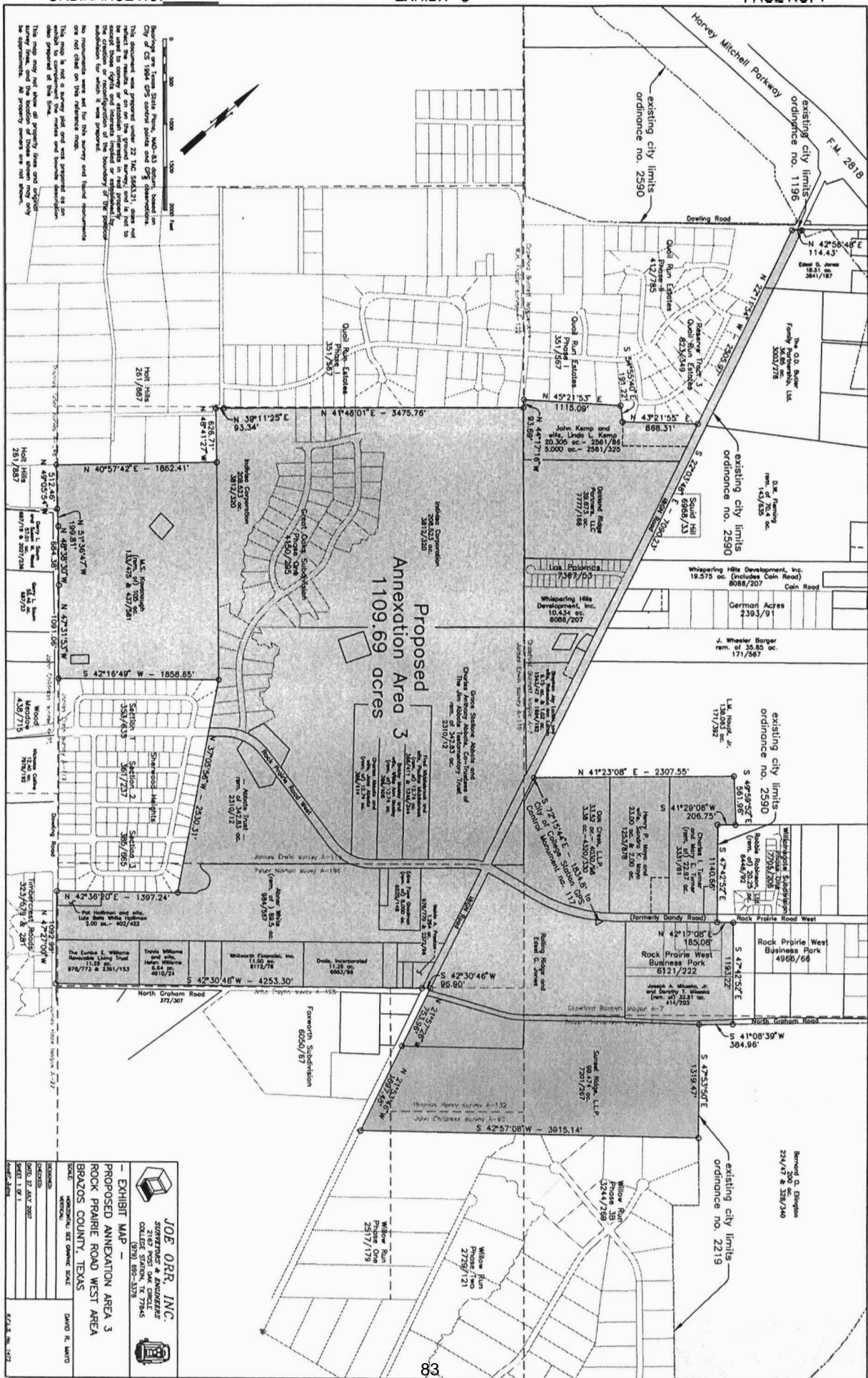
\_\_\_\_\_  
Mayor

APPROVED:

  
City Attorney



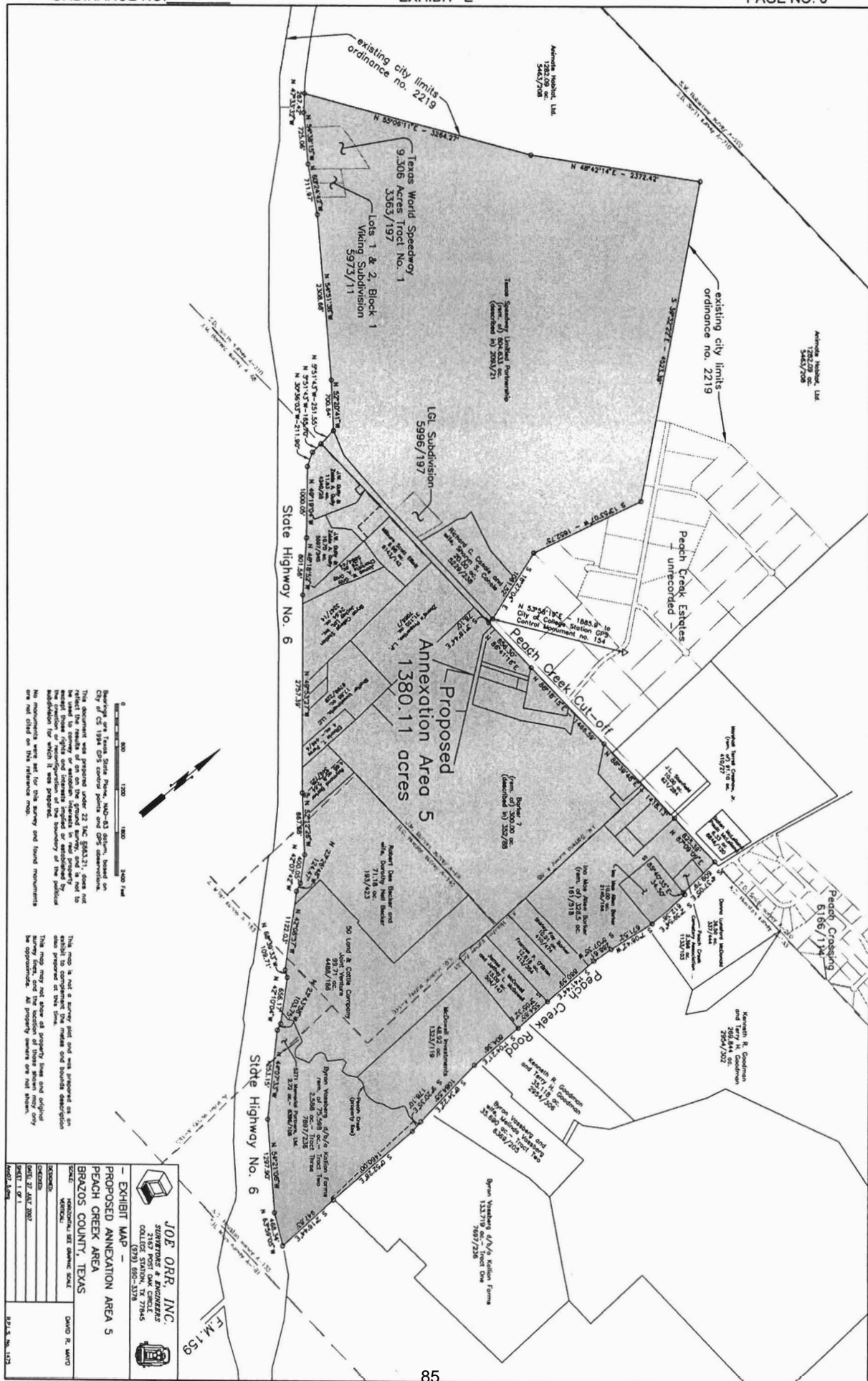






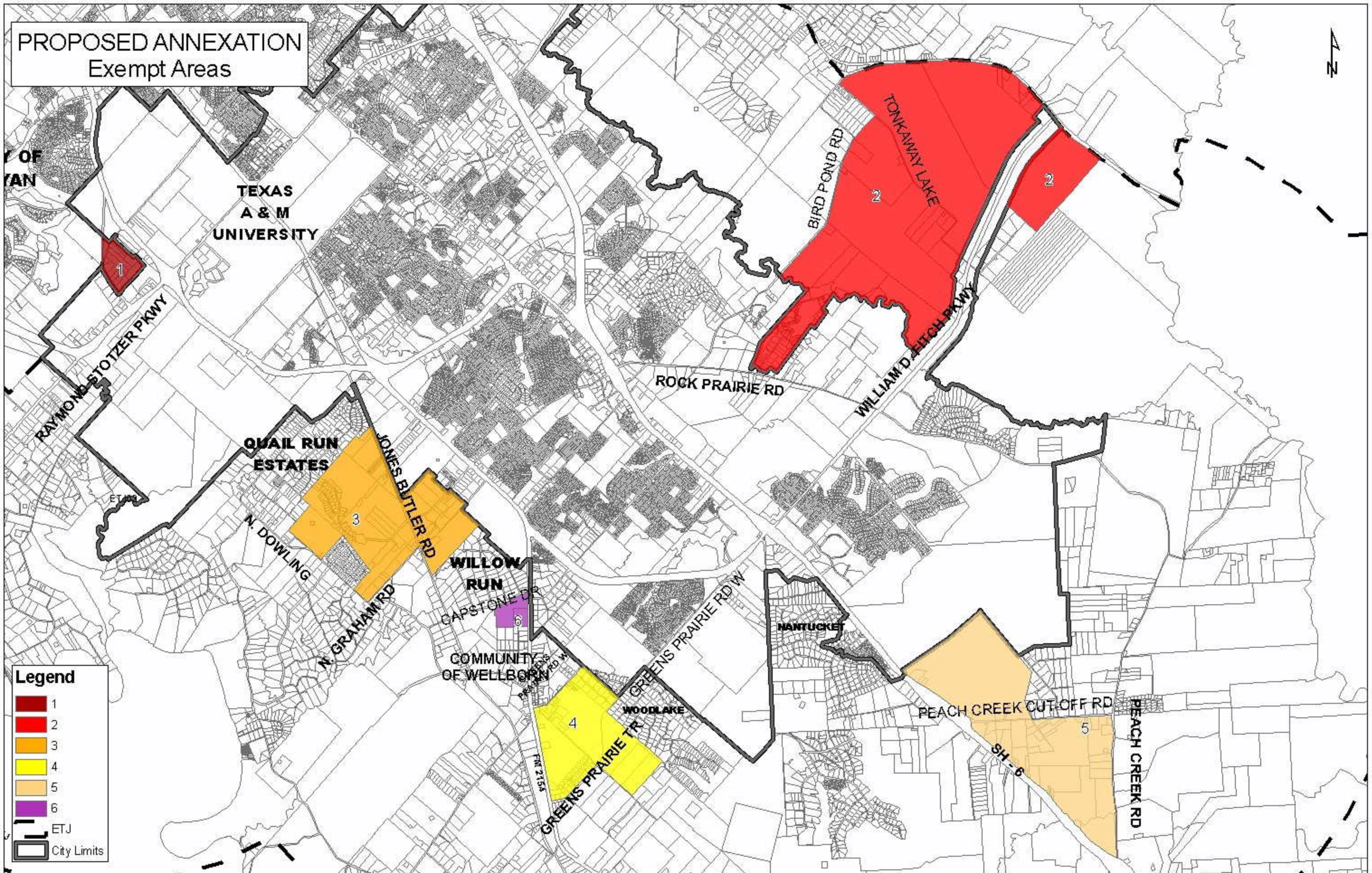














**January 10, 2007**  
**Regular Agenda Item 2**  
**CIP Citizens Advisory Committee Chair**

**To:** Glenn Brown, City Manager

**From:** Mark Smith, Director of Public Works

**Agenda Caption:** Presentation, possible action and discussion of and appointment of a chair or possibly allowing the committee to elect a chair for the 2008 CIP Citizen Advisory Committee.

**Recommendation(s):** Staff is seeking Council direction for this item.

**Summary:** On December 13, 2008, City council appointed a 30 member Citizen Advisory Committee. Council was unable to appoint a chairman for the committee because the agenda posting did not provide for that action. Council asked that staff place an item on the January 10<sup>th</sup> agenda to allow the appointment of a chair.

**Budget & Financial Summary:**

**Attachments:**

1. Appointed committee members

## 2008 CIP Citizen Advisory Committee

Committee Member	Address
Bacon, Lindsey	1500 Olympia Way #18
Ball, Mike	3712 Bridle Trails CT
Blackwelder, Jere	1815 Bee Creek
Bochner, Brian	5111 Bellerive Bend
Cooper, Jerry	602 Bell
Dictson, Derek	723 Plum Hollow
Dresser, George	501 Fairview
Hart, David R.	1306 Bayou Woods
Hazen, Anne	1309 Wilshire CT
Hellriegel, Dr. Don	8704 Appomattox
Holmes, Laura	3010 Durango
Ireland, Kathleen	9100 Timber Knoll
Jessup, George	115 Lee Ave
Jones, Edsel	828 Pine Valley
Kaiser, Ronald	4601 Colonial Cr
Linhart, Jean Marie	3011 Durango
Maloney, Dennis	803 Welsh
Mather, William	5213 Cascades Dr
Meyer, Robert E.	308 Pershing
O'Neal, Steven S.	3917 Hawk Owl Cove
Reed, Raymond D.	1601 Wolf Pen Court
Ringer, Larry	4717 St Andrews
Schultz, Julie Merrifield	3208 Innsbruck
Shafer, Scott	117 Pershing
Silvia, Ron	4601 Shoal Creek
Slack, Douglas	2301 Ferguson Cr
Thomas, Gary E.	336 Landsburg
Vessali, Parviz	110 Pershing
Wittner, Henry	2508 Raintree
Woodfin, Tom	3205 Innsbruck

**January 10, 2008**  
**Regular Agenda Item 3**  
**Appointment to Brazos County Appraisal District**

**To:** Glenn Brown, City Manager

**From:** Connie Hooks, City Secretary

**Agenda Caption:** Presentation, possible action, and discussion regarding the City's appointment to the Brazos County Appraisal District.

**Recommendation(s):** N/A

**Summary:** The City Manager's office received a letter from Daniel T. Singletary, Interim Chief Appraiser, on September 21, 2007 notifying the City that as of December 31, 2007, the terms of the board of directors of the appraisal district will expire.

College Station is currently represented on the Board by Virginia Kettler. Board members' terms expire every two years on December 31. Mrs. Kettler has served in this position for the last six years and has notified the City she is not seeking reappointment.

Staff received direction from Council to solicit applications for this position at its November 5 Council workshop meeting. The City received six applications prior to the deadline and each is attached with a list of all the applicants.

The BCAD is requesting the City provide the name of the City's appointment for the 2008-2009 term as soon as possible.

**Budget & Financial Summary:** No direct impact on the City, however, budget oversight is an important activity of the board members.

**Attachments:**

1. Current List of Applicants
2. Letter from the Brazos County Appraisal District
3. Appraisal District Director's Responsibilities and Eligibility Requirements

**CURRENT LIST OF APPLICANTS FOR BRAZOS COUNTY  
APPRAISAL DISTRICT BOARD OF DIRECTORS**

- 1) Mr. Charles A. (Chuck) Ellison
- 2) Mr. Gary Halter
- 3) Mr. David R. Hart
- 4) Mr. George Jessup
- 5) Mr. Ronald Kaiser
- 6) Mr. Thomas Mather



## CITY OF COLLEGE STATION

### 2007 Application for City Boards/Commissions/ Committees

PLEASE TYPE OR PRINT CLEARLY

NAME Charles A. ("Chuck" Ellison)

#### Personal Information

Home Address 2902 Camille Dr., C.S. TX

Telephone: 693-6343

Fax: NA

College Station Resident for 20+ years

(Must be a resident of the City to serve)

Subdivision Southwood Forest

Voter Registration # 78287

#### Occupational Information

Business Owner? (Yes) No

Business Name: The Ellison Firm

Occupation: Attorney

(If retired, please indicate former occupation)

Fax: 693-8819

Education (optional) Law Degree

**POSITION SOUGHT:** (Please indicate choice with 1, 2 or 3 - where 1 is most preferable and 3 being least preferable.) CHOOSE NO MORE THAN 3

#### Standing Committees

- ☒ 1 Brazos County Appraisal Dist.
- ☐ Cemetery Committee
- ☐ Construction Board of Adjustments & Appeals
- ☐ Northgate TIF Board
- ☐ Design Review Board
- ☐ Joint Relief Funding Review
- ☐ Historic Preservation Committee
- ☒ 3 Convention & Visitors Bureau
- ☐ Arts Council of the Brazos Valley

- ☐ Library Committee
- ☐ Outside Agency Funding Review
- ☐ Parks and Recreation Board
- ☐ Planning and Zoning Commission
- ☒ 2 Research Valley Partnership.
- ☐ Wolf Pen Creek TIF Board
- ☐ Zoning Board of Adjustments
- ☐ Comprehensive Plan Advisory

#### Parks Board Committees

- ☐ Conference Center Advisory Committee
- ☐ Lincoln Center Advisory Committee
- ☐ Senior Advisory Committee

If you currently serve on any other boards/commissions/committees, please list them here: NONE

Please list any experience or interests that qualifies you to serve in the positions indicated:

I have practiced real estate and business law in Brazos County for more than 24 years. I understand the need for qualified and interested volunteers to make the City a better place.

Signature of Applicant

Charles A. Ellison

Date 11.13.07

Mail completed application to: City Secretary's Office, City of College Station, P.O. Box 9960, College Station, TX 77842.



2008 Application for City  
Boards/Commissions/  
Committees

PLEASE TYPE OR PRINT CLEARLY

NAME Gary Halter



Personal Information

Occupational Information

Home Address 1204 Ashburn  
Telephone: 696-5512  
Fax: \_\_\_\_\_  
College Station Resident for 39 years  
(Must be a resident of the City to serve)  
Subdivision College Hills Woodlands  
Voter Registration # \_\_\_\_\_

Business Owner? Yes No  
Business Name: \_\_\_\_\_  
Occupation: College Professor  
(If retired, please indicate former occupation)  
Fax: \_\_\_\_\_  
Education (optional) Ph.D.

POSITION SOUGHT: (Please indicate choice with 1, 2 or 3 - where 1 is most preferable and 3 being least preferable.) CHOOSE NO MORE THAN 3

Standing Committees

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Brazos County Appraisal District. | <input type="checkbox"/> Outside Agency Funding Review                      |
| <input type="checkbox"/> Cemetery Committee                           | <input type="checkbox"/> Parks and Recreation Board                         |
| <input type="checkbox"/> Construction Board of Adjustments & Appeals  | <input type="checkbox"/> Planning and Zoning Commission                     |
| <input type="checkbox"/> Northgate TIF Board                          | <input type="checkbox"/> Research Valley Partnership                        |
| <input type="checkbox"/> Design Review Board                          | <input type="checkbox"/> Wolf Pen Creek TIF Board                           |
| <input type="checkbox"/> Joint Relief Funding Review                  | <input type="checkbox"/> Zoning Board of Adjustments                        |
| <input type="checkbox"/> Historic Preservation Committee              | <input type="checkbox"/> Comprehensive Plan Advisory                        |
| <input type="checkbox"/> Convention & Visitors Bureau                 | <input type="checkbox"/> Research Valley Innovation Center Advisory Council |
| <input type="checkbox"/> Arts Council of the Brazos Valley            | <input type="checkbox"/> Library Board                                      |

Parks Board Committees

- ☐ Conference Center Advisory Committee  
☐ Lincoln Center Advisory Committee  
☐ Senior Advisory Committee

If you currently serve on any other boards/commissions/committees, please list them here:

Please list any experience or interests that qualifies you to serve in the positions indicated:

College Station City Council, 1975-80 Mayor 1980-84 Historic Preservation Committee Parks Board

Signature of Applicant

Date

Mail completed application to: City Secretary's Office, City of College Station, P.O. Box 9960, College Station, TX 77842 or fax to 979-764-6377.



## CITY OF COLLEGE STATION

2007 Application for City NOV 30 2007  
Boards/Commissions/  
Committees

PLEASE TYPE OR PRINT CLEARLY

NAME David R Hart

### Personal Information

Home Address 1306 Bayou Woods Dr  
Telephone: 229-2766  
Fax: 690-0440  
College Station Resident for 13 years  
(Must be a resident of the City to serve)  
Subdivision College Hills  
Voter Registration # \_\_\_\_\_

### Occupational Information

Business Owner? Yes No  
Business Name: OI Analytical  
Occupation: software developer / project mgr  
(If retired, please indicate former occupation)  
Fax: 690-0440  
Education (optional) BS TAMU

**POSITION SOUGHT:** (Please indicate choice with 1, 2 or 3 - where 1 is most preferable and 3 being least preferable.) CHOOSE NO MORE THAN 3

### Standing Committees

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Brazos County Appraisal Dist.    | <input type="checkbox"/> Library Committee              |
| <input type="checkbox"/> Cemetery Committee                          | <input type="checkbox"/> Outside Agency Funding Review  |
| <input type="checkbox"/> Construction Board of Adjustments & Appeals | <input type="checkbox"/> Parks and Recreation Board     |
| <input type="checkbox"/> Northgate TIF Board                         | <input type="checkbox"/> Planning and Zoning Commission |
| <input type="checkbox"/> Design Review Board                         | <input type="checkbox"/> Research Valley Partnership.   |
| <input type="checkbox"/> Joint Relief Funding Review                 | <input type="checkbox"/> Wolf Pen Creek TIF Board       |
| <input type="checkbox"/> Historic Preservation Committee             | <input type="checkbox"/> Zoning Board of Adjustments    |
| <input type="checkbox"/> Convention & Visitors Bureau                | <input type="checkbox"/> Comprehensive Plan Advisory    |
| <input type="checkbox"/> Arts Council of the Brazos Valley           |   |

### Parks Board Committees

- |   |
|---|
| <input type="checkbox"/> Conference Center Advisory Committee |
| <input type="checkbox"/> Lincoln Center Advisory Committee    |
| <input type="checkbox"/> Senior Advisory Committee            |

If you currently serve on any other boards/commissions/committees, please list them here: \_\_\_\_\_

CPAC, CBAA

Please list any experience or interests that qualifies you to serve in the positions indicated: \_\_\_\_\_

Citizens University alum, CSPD Citizen Police Academy alum  
very interested in helping community grow responsibly & in a well-thought-out manner  
eager to protect seniors & young families and strike balance against need for services

Signature of Applicant David R Hart

Date Nov 30 2007

Mail completed application to: City Secretary's Office, City of College Station, P.O. Box 9960, College Station, TX 77842.



NOV 26 2007

**2007 Application for City  
Boards/Commissions/  
Committees**

PLEASE TYPE OR PRINT CLEARLY

NAME George Jessup

**CITY OF COLLEGE STATION**

*Personal Information*

Home Address 115 LEE AVE  
Telephone: 693-1749  
Fax: \_\_\_\_\_  
College Station Resident for 8 years  
(Must be a resident of the City to serve)  
Subdivision OAKWOOD  
Voter Registration # 61573

*Occupational Information*

Business Owner? Yes No  
Business Name: \_\_\_\_\_  
Occupation: Retired - Professor  
(If retired, please indicate former occupation)  
Fax: \_\_\_\_\_  
Education (optional) PhD

**POSITION SOUGHT:** (Please indicate choice with 1, 2 or 3 - where 1 is most preferable and 3 being least preferable.) **CHOOSE NO MORE THAN 3**

**Standing Committees**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> Brazos County Appraisal Dist. | <input type="checkbox"/> Library Committee  |
| <input type="checkbox"/> Cemetery Committee   | <input type="checkbox"/> Outside Agency Funding Review                                    |
| <input type="checkbox"/> Construction Board of<br>Adjustments & Appeals                                 | <input checked="" type="checkbox"/> 3 <input type="checkbox"/> Parks and Recreation Board |
| <input type="checkbox"/> Northgate TIF Board  | <input type="checkbox"/> Planning and Zoning Commission                                   |
| <input type="checkbox"/> Design Review Board  | <input type="checkbox"/> Research Valley Partnership.                                     |
| <input type="checkbox"/> Joint Relief Funding Review  | <input type="checkbox"/> Wolf Pen Creek TIF Board   |
| <input type="checkbox"/> Historic Preservation Committee  | <input type="checkbox"/> Zoning Board of Adjustments                                      |
| <input checked="" type="checkbox"/> 2 <input type="checkbox"/> Convention & Visitors Bureau             | <input type="checkbox"/> Comprehensive Plan Advisory                                      |
| <input type="checkbox"/> Arts Council of the Brazos Valley  |   |

**Parks Board Committees**

- ☐ Conference Center Advisory Committee  
☐ Lincoln Center Advisory Committee  
☐ Senior Advisory Committee

If you currently serve on any other boards/commissions/committees, please list them here: \_\_\_\_\_

Please list any experience or interests that qualifies you to serve in the positions indicated: I am a graduate of the Citizens Univ. I have been involved in real estate (rental property) so I have some experience with appraisals. I also want to learn more.

Signature of Applicant George Jessup

Date 11-17-07

Mail completed application to: City Secretary's Office, City of College Station, P.O. Box 9960, College Station, TX 77842.



2008 Application for City  
Boards/Committees/  
Committees

CITY OF COLLEGE STATION

NAME: RONALD KAISER

APPLICANT INFORMATION

POSITION SOUGHT: Please indicate choice with 1, 2 or 3 - where 1 is your first choice.  
CHOOSE NO MORE THAN 3

STANDING COMMITTEES

- |  |   |
|--|---|
| <input type="checkbox"/> Arts Council of the Brazos Valley           | <input type="checkbox"/> Library Board                                      |
| <input checked="" type="checkbox"/> Brazos County Appraisal District | <input type="checkbox"/> Northgate TIF Board                                |
| <input type="checkbox"/> Cemetery Committee                          | <input type="checkbox"/> Outside Agency Funding Review                      |
| <input type="checkbox"/> Comprehensive Plan Advisory                 | <input type="checkbox"/> Parks and Recreation Board                         |
| <input type="checkbox"/> Construction Board of Adjustments & Appeals | <input type="checkbox"/> Planning and Zoning Commission                     |
| <input type="checkbox"/> Convention & Visitors Bureau                | <input type="checkbox"/> Research Valley Innovation Center Advisory Council |
| <input type="checkbox"/> Design Review Board                         | <input type="checkbox"/> Research Valley Partnership                        |
| <input type="checkbox"/> Historic Preservation Committee             | <input type="checkbox"/> Wolf Pen Creek TIF Board                           |
| <input type="checkbox"/> Joint Relief Funding Review                 | <input type="checkbox"/> Zoning Board of Adjustments                        |

PARKS BOARD COMMITTEES

- ☐ Conference Center Advisory Committee    ☐ Lincoln Center Advisory Committee    ☐ Senior Advisory Committee

If you currently serve on any other boards/commissions/committees, please list here: \_\_\_\_\_

Please list any experiences or interests that qualify you to serve in the positions indicated: AM FAMILIAR WITH REAL ESTATE LAW & APPRAISAL PROCESS FOR RESIDENTIAL & COMMERCIAL PROPERTY.

Signature of Applicant: Ronald Kaiser Date: 11/20/07

Mail completed application to: City Secretary's Office, City of College Station, P.O. Box 9960, College Station, TX 77842;  
Fax to 979-764-6337; Call 979-764-3516 or Email - [unugont@csbc.gov](mailto:unugont@csbc.gov)



## CITY OF COLLEGE STATION

### 2007 Application for City Boards/Commissions/ Committees

PLEASE TYPE OR PRINT CLEARLY

NAME THOMAS MATHER

#### Personal Information

Home Address 3303 FREDRICK CT  
Telephone: 680-1109  
Fax: 845-0410  
College Station Resident for 13 years  
(Must be a resident of the City to serve)  
Subdivision DELWEISS STATES  
Voter Registration # 154686

#### Occupational Information

Business Owner? Yes (No)  
Business Name: \_\_\_\_\_  
Occupation: SYSTEMS ANALYST - TAMU  
(If retired, please indicate former occupation)  
Fax: 845-0410  
Education (optional) B.S. COMPUTER SCIENCE - TAMU

**POSITION SOUGHT:** (Please indicate choice with 1, 2 or 3 - where 1 is most preferable and 3 being least preferable.) CHOOSE NO MORE THAN 3

#### Standing Committees

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> Brazos County Appraisal Dist. | <input type="checkbox"/> Library Committee              |
| <input type="checkbox"/> Cemetery Committee   | <input type="checkbox"/> Outside Agency Funding Review  |
| <input type="checkbox"/> Construction Board of<br>Adjustments & Appeals                                 | <input type="checkbox"/> Parks and Recreation Board     |
| <input type="checkbox"/> Northgate TIF Board  | <input type="checkbox"/> Planning and Zoning Commission |
| <input type="checkbox"/> Design Review Board  | <input type="checkbox"/> Research Valley Partnership.   |
| <input type="checkbox"/> Joint Relief Funding Review  | <input type="checkbox"/> Wolf Pen Creek TIF Board       |
| <input type="checkbox"/> Historic Preservation Committee  | <input type="checkbox"/> Zoning Board of Adjustments    |
| <input type="checkbox"/> Convention & Visitors Bureau   | <input type="checkbox"/> Comprehensive Plan Advisory    |
| <input type="checkbox"/> Arts Council of the Brazos Valley  |   |

#### Parks Board Committees

- ☐ Conference Center Advisory Committee  
☐ Lincoln Center Advisory Committee  
☐ Senior Advisory Committee

If you currently serve on any other boards/commissions/committees, please list them here: ZONING BOARD OF ADJUSTMENT (ALTERNATE)

Please list any experience or interests that qualifies you to serve in the positions indicated: I AM A LONG-TIME RESIDENT, TAMU GRADUATE, AND VERY INVOLVED IN THE COMMUNITY. I AM ON THE BOARD OF MY H.O.A. AND AM A GRADUATE OF THE CITIZENS UNIVERSITY, POLICE ACADEMY, AND FIRE ACADEMY.

Signature of Applicant T. P. Mather

Date 11/20/07

Mail completed application to: City Secretary's Office, City of College Station, P.O. Box 9960, College Station, TX 77842.

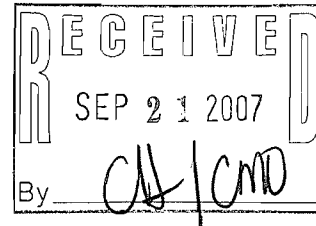
**Brazos County Appraisal District**  
1673 Briarcrest Dr., Suite A-101  
Bryan, Texas 77802  
Telephone: (979) 774-4100  
Facsimile: (979) 774-4196



**Daniel T. Singletary**  
Interim Chief Appraiser

**September 18, 2007**

**Mr. Glenn Brown**  
**City Manager**  
**City of College Station**  
**P O Box 9960**  
**College Station, TX 77842**



**Re: Appraisal District Board of Directors Membership**

**Dear Mr. Brown:**

As of December 31, 2007, the terms of the board of directors of the appraisal district expire. The procedures for appointing board members were established by majority resolution in 2001. It is time for your jurisdiction to appoint its member or members to the Board of Directors of the Brazos County Appraisal District for a two year term beginning on January 1, 2008.

In accordance to those resolutions, the board of directors is composed of seven members. Members are to be appointed by each jurisdiction based on the following schedule:

<b>Brazos County:</b>	<b>One member</b>
<b>Bryan ISD:</b>	<b>Two members</b>
<b>College Station ISD:</b>	<b>Two members</b>
<b>City of Bryan:</b>	<b>One member</b>
<b>City of College Station:</b>	<b>One member</b>

**Current board members are:**

**Lonnie Jones & William Lero – representing Bryan ISD**  
**Ken Medders, Jr. – representing Brazos County**  
**J. Stephen Arden & John Flynn – representing College Station ISD**  
**James C. Smith – representing the City of Bryan**  
**Virginia Kettler – representing the City of College Station**  
**Kristeen Roe – automatic non-voting membership as County Tax Assessor/Collector**

Please take appropriate action to place this item on an upcoming agenda, as notification of your appointment for the 2008-2009 term must be made to the appraisal district by November 15, 2007.

If you have any questions or need additional information, please give me a call.

**Sincerely,**

A handwritten signature in cursive script that reads "Daniel T. Singletary".

**Daniel T. Singletary**  
**Interim Chief Appraiser**

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# **Appraisal District Director's Responsibilities and Eligibility Requirements**

Tax Code Section 6.03 establishes the selection process for appraisal district directors. This process is not an "election" governed by the Texas Election Code, but an independent procedure unique to the property tax system.

## **General Statement of Functions**

The board of directors has the following primary **responsibilities**:

- Establish the appraisal district's appraisal office;
- Adopt the appraisal district's annual operating budget;
- Contract for necessary services;
- Hire a chief appraiser;
- Hire a taxpayer liaison officer (districts in counties having a population of over 125,000)
- Appoint appraisal review board members and
- Make general policy on the appraisal district's operation

## **Eligibility Requirements**

To be eligible to serve on the board, a person must have resided in the appraisal district for at least two years immediately preceding the date of taking office (as long as there are no conflicts of interest).

An employee of a taxing unit that participates in the appraisal district may not serve. However, an elected official or member of the governing body of a participating taxing unit may serve.

Owing delinquent property taxes disqualifies a person from serving on the CAD board of directors or as chief appraiser.

A person may not be appointed or continue to serve on the board, if related within the second degree of consanguinity (blood) or affinity (marriage) to the following persons:

- an appraiser who appraises property for use in the appraisal district's appraisal review board proceedings, or;
- a tax representative who represents taxpayers for compensation before the appraisal district's appraisal review board.

## **Conflicts of Interest**

Board members are subject to two conflict of interest statutes. Chapter 171, Local Government Code, is a conflict of interest statute that applies to all local officers, including appraisal district directors. The Property Tax Code Section 6.036 also places conflict of interest provisions on directors. While the two definitions are similar, they are not identical. When a question arises about the application of Chapter 171 and Section 6.036, the board should consult with its attorney before acting on the matter.

## **Terms**

Appraisal district directors serve two-year terms. Each term begins on January 1 of an even-numbered year. All directors serve the same two-year terms unless the taxing units have adopted staggered terms.

## **Limited Appraisal Authority**

The board's authority over appraisals is limited. The board does not appraise property or review values on individual properties. The law assigns these tasks to the chief appraiser and the appraisal review board, respectively.

## **Compensation of Directors**

Appraisal district directors may not receive a salary, per diem or other compensation for serving on the board. However, the appraisal district may reimburse for reasonable and necessary expenses incurred in the performance of a director's duties if included in the appraisal district budget.

**January 10, 2008**  
**Regular Agenda Item 4**  
**Tree Protection Standards**

**To:** Glenn Brown, City Manager

**From:** Bob Cowell, AICP, Director of Planning & Development Services

**Agenda Caption:** Presentation, possible action and discussion on tree protection standards in College Station.

**Recommendation(s):** After consideration and discussion of options regarding tree protection standards, provide policy direction to City staff.

**Summary:** This item is listed on the workshop and regular agendas in case it is not addressed during the workshop session. At the direction of the City Council, Staff has been asked to consider the feasibility of a tree protection ordinance for College Station.

The topic of tree protection has been an emerging issue for municipal planning organizations for the past few years due to the increased awareness of the value and many benefits of trees, including visual and aesthetic, economic, environmental, and health benefits.

In addition to landscaping requirements for new plantings, some communities also have tree protection standards as a part of their landscaping ordinances that require existing mature trees, as specified in the ordinance, be protected from new development. Tree protection ordinances generally include a definition and identification of a protected tree, identification of to whom the ordinances apply, and an explanation of staff administration and enforcement of the ordinance. Generally, most ordinances apply to non-residential developments, but some ordinances are now requiring residential developments to also protect trees.

Our current tree protection requirements are included in Section 7.5, Landscaping and Tree Protection, of the Unified Development Ordinance. The tree protection standards are incentive based where additional landscaping points are awarded according to the caliper of the tree that is within a barricaded area. In general, this option is not routinely used by developers.

Staff has attached a brief summary of various tree protection ordinances from a survey of 12 cities across the state as well as examples of ordinances from the cities of Conroe, Plano, Denton, and Carrollton. The summary was created for the Planning & Zoning Commission and Parks and Recreation Advisory Board Subcommittee during the spring of 2006 and includes a review of the qualifications of a protected tree, standards to protect trees, tree replacement requirements, and other unique elements of those ordinances. Discussions from the subcommittee to create a tree protection ordinance evolved into creating the Streetscape Resolution that was adopted by the City Council on April 27, 2006. The Streetscape Resolution and recommendations of the subcommittee are also attached.

If Council chooses to proceed with the development of an effective tree preservation ordinance, staff recommends that tree protection be a mandatory requirement or that greater incentives to protect trees be provided. Such incentives may include increased landscaping requirement bonuses, density bonuses by clustering housing units to protect an



area of trees, dimensional standard variations where trees may pose a site design challenge, buffer bonuses or a tree replacement program. In addition, Staff recommends an inventory be taken of native species and growth patterns in College Station to determine which trees should be protected. Staff further recommends that the ordinance be expanded to include residential developments.

Staff will present additional information about tree protection, including a presentation of tree protection ordinances used in other Texas communities and College Station's existing tree protection ordinance, as well as a suggested process of how to proceed towards such an ordinance.

**Budget & Financial Summary: N/A**

**Attachments:**

1. Summary of tree protection ordinances
2. City of Conroe Tree Preservation Ordinance
3. City of Plano Tree Preservation and Protection Ordinance
4. City of Denton Tree Preservation and Landscape Requirements
5. City of Carrollton Tree Preservation Ordinance
6. Streetscape Resolution (2006)
7. Subcommittee Recommendations (2006)

**January 10, 2008  
Regular Agenda Item 5  
Floodplain and Greenways**

**To:** Glenn Brown, City Manager

**From:** Bob Cowell, AICP, Director of Planning & Development Services

**Agenda Caption:** Presentation, possible action, and discussion on the City of College Station's practices regarding floodplain management and greenways planning and acquisition.

**Recommendation(s):** Provide staff with direction regarding any adjustments or alterations to our current practices regarding floodplain management and greenways planning and acquisition.

**Summary:** **This item is listed on the workshop and regular agendas in case it is not addressed during the workshop session.** This item was requested by the Council to aid in the understanding of what the city currently does regarding floodplain management and greenways planning and acquisition. Further, the item is intended to aid staff in understanding any adjustments or alterations the Council would like to see regarding the same.

Currently, the city manages floodplains within the city limits consistent with the requirements of the National Flood Insurance Program (NFIP) as overseen by the Federal Emergency Management Agency (FEMA). In some instances the program administered by the city actually exceeds that required by FEMA.

The city has prepared and adopted a plan for the identification, protection, and development of greenways within the city. This plan has been used to acquire greenways to protect natural resources, maintain stormwater capacity, and to provide hike and bike connections between parks, schools, and other community features. This program was recently relocated into the Planning & Development Services Department to better integrate the greenways acquisition program with development review.

The city has a designated floodplain administrator (the City Engineer) and a number of certified floodplain managers that ensure compliance with the adopted flood damage prevention ordinance. The city has a designated greenways manager and has been authorized to spend proceeds from a recent bond sale to aid in the planning for and acquisition of greenways. Finally, the city Public Works, Planning and Development Services, and Parks and Recreation Department work together to facilitate the planning and development of activities in and around the floodplains and greenways of College Station.

**Budget & Financial Summary:** N/A